

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Cobbitty Court, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000

&

\$850,000

Median sale price

Median price \$892,000

Property Type House

Suburb Boronia

Period - From 01/01/2025

to

31/12/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	155 Albert Av BORONIA 3155	\$830,000	09/01/2026
2	70 Elsie St BORONIA 3155	\$845,000	15/12/2025
3	1112 Mountain Hwy BORONIA 3155	\$825,000	06/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2026 10:40



Property Type: House

Land Size: 829 sqm approx

Agent Comments

Comparable Properties



155 Albert Av BORONIA 3155 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 09/01/2026

Property Type: House

Land Size: 726 sqm approx



70 Elsie St BORONIA 3155 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

1112 Mountain Hwy BORONIA 3155 (VG)

Agent Comments



Price: \$825,000

Method: Sale

Date: 06/11/2025

Property Type: House (Res)

Land Size: 725 sqm approx