

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

1/7 ALLANDALE ROAD BORONIA VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

2/46 ELSIE STREET BORONIA VIC 3155	\$642,000	01-Jul-26
2/3 ALFRED STREET BORONIA VIC 3155	\$630,000	24-Jul-26
1/31 IRIS CRESCENT BORONIA VIC 3155	\$645,000	02-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 06 August 2026



2/46 ELSIE STREET BORONIA VIC 3155

Sold Price

\$642,000

Sold Date

01-Jul-26

 2

 1

 1

Distance

0.59km



2/3 ALFRED STREET BORONIA VIC 3155

Sold Price

^{RS} **\$630,000**

Sold Date

24-Jul-26

 2

 1

 1

Distance

0.63km



1/31 IRIS CRESCENT BORONIA VIC 3155

Sold Price

\$645,000

Sold Date

02-Apr-26

 2

 1

 1

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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