

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

5 BORONIA 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 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 MONCOE STREET BORONIA VIC 3155	\$875,000	24-Nov-25
220 FOREST ROAD BORONIA VIC 3155	\$836,500	21-Nov-25
8 RONALD CRESCENT BORONIA VIC 3155	\$845,040	11-Feb-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: 07 April 2026



2 MONCOE STREET BORONIA VIC 3155

 3  2  3

Sold Price

\$875,000

Sold Date **24-Nov-25**

Distance **0.04km**



220 FOREST ROAD BORONIA VIC 3155

 3  1  1

Sold Price

\$836,500

Sold Date **21-Nov-25**

Distance **0.23km**



8 RONALD CRESCENT BORONIA VIC 3155

 2  1  2

Sold Price

^{RS} **\$845,040** ^{UN}

Sold Date **11-Feb-26**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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