

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

107/6 OAK AVENUE 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

\$399,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2025

to

31 Aug 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

15/4 FLORISTON ROAD BORONIA VIC 3155	\$400,000	07-May-26
106/198B DORSET ROAD BORONIA VIC 3155	\$430,000	15-Jun-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 September 2026



**15/4 FLORISTON ROAD BORONIA
VIC 3155**

Sold Price

\$400,000

Sold Date **07-May-26**

 2  1  1

Distance **0.42km**



**106/198B DORSET ROAD BORONIA
VIC 3155**

Sold Price

\$430,000

Sold Date **15-Jun-26**

 2  1  -

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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