

## 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

3/47 DIXON COURT BORONIA VIC 3155

### Indicative selling price

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

Single Price

\$959,000

or range  
between

&

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/7 BROWNING ROAD BORONIA VIC 3155 | \$955,000 | 14-Nov-25 |
| 2/2 GREGORY ROAD BORONIA VIC 3155  | \$950,000 | 18-Jun-25 |
|                                    |           |           |

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: 28 August 2026


**2/7 BROWNING ROAD BORONIA  
VIC 3155**

Sold Price

**\$955,000**

Sold Date

**14-Nov-25**


4



3



2

Distance

**0.9km**

**2/2 GREGORY ROAD BORONIA VIC  
3155**

Sold Price

**\$950,000**

Sold Date

**18-Jun-25**


4



3



3

Distance

**0.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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