

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

103/4 SHORT STREET 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2024

to

31 Jul 2025

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

G03/4 SHORT STREET BORONIA VIC 3155	\$449,000	08-Apr-25
G07/4 SHORT STREET BORONIA VIC 3155	\$447,000	03-May-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: 01 August 2025



**G03/4 SHORT STREET BORONIA
VIC 3155**

Sold Price **\$449,000** Sold Date **08-Apr-25**

 2  2  1

Distance **0km**



**G07/4 SHORT STREET BORONIA
VIC 3155**

Sold Price **\$447,000** Sold Date **03-May-25**

 2  2  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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