

# Statement of Information

## Single residential property located in the Melbourne metropolitan area



### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

242 Forest Road, Boronia

#### Indicative selling price

For the meaning of this p Forest Road, Boroniarice see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$1,200,000

&

\$1,300,000

#### Median sale price

Median price

\$871.00

Property type

House

Suburb

Boronia

Period - From

Feb 25

to

May 25

Source

R P Data

#### 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 six 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

1	\$	
2	\$	
3	\$	

**OR** There have been no houses of this style and quality sold in the area in the past 6 months.

**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 six months.

This Statement of Information was prepared on: 31/07/2025