

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

1/317 DORSET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

4/27 AUBREY GROVE BORONIA VIC 3155	\$680,000	08-May-25
23B RANKIN ROAD BORONIA VIC 3155	\$690,000	20-May-25
3/33 RANKIN ROAD BORONIA VIC 3155	\$724,500	05-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: 21 July 2025


4/27 AUBREY GROVE BORONIA VIC 3155

Sold Price

^{RS} **\$680,000** Sold Date **08-May-25**
 2  2  2

Distance **2.01km**

23B RANKIN ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$690,000** Sold Date **20-May-25**
 2  1  1

Distance **0km**

3/33 RANKIN ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$724,500** Sold Date **05-May-25**
 2  1  1

Distance **1.66km**
RS = Recent sale

UN = Undisclosed Sale

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