

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

101/5 WOODVALE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 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

4/2 WOODVALE ROAD BORONIA VIC 3155	\$425,000	30-Apr-25
208/198B DORSET ROAD BORONIA VIC 3155	\$425,000	12-May-25
3/4 FLORISTON ROAD BORONIA VIC 3155	\$455,000	09-Aug-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: 11 September 2025

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**4/2 WOODVALE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$425,000

Sold Date **30-Apr-25**

Distance **0.08km**



**208/198B DORSET ROAD
BORONIA VIC 3155**

 2  1  1

Sold Price

Sold Date **12-May-25**

Distance **0.79km**



**3/4 FLORISTON ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$455,000

Sold Date **09-Aug-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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