

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

2/12 FALCONER 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 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

1/31 WOODVALE ROAD BORONIA VIC 3155	\$675,000	07-May-25
1/71 DEVENISH ROAD BORONIA VIC 3155	\$715,000	16-Apr-25
3/45 ROWSON STREET BORONIA VIC 3155	\$720,000	12-Jul-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: 06 October 2025



**1/31 WOODVALE ROAD BORONIA
VIC 3155**

 3  1  1

Sold Price

\$675,000

Sold Date

07-May-25

Distance

1km



**1/71 DEVENISH ROAD BORONIA
VIC 3155**

 3  1  1

Sold Price

\$715,000

Sold Date

16-Apr-25

Distance

0.94km



**3/45 ROWSON STREET BORONIA
VIC 3155**

 3  2  2

Sold Price

\$720,000

Sold Date

12-Jul-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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