

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

2/6 JANVILLE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 2026

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

| | | |
|-------------------------------------|-----------|-----------|
| 1/6 FALCONER ROAD BORONIA VIC 3155 | \$815,000 | 24-Jul-25 |
| 2/4 PATON CRESCENT BORONIA VIC 3155 | \$830,000 | 28-Nov-25 |
| 58 PATON CRESCENT BORONIA VIC 3155 | \$798,000 | 01-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: 19 April 2026


**1/6 FALCONER ROAD BORONIA
VIC 3155**
 3  2  2

Sold Price

\$815,000

Sold Date

24-Jul-25

Distance

0.18km

**2/4 PATON CRESCENT BORONIA
VIC 3155**
 3  2  2

Sold Price

\$830,000

Sold Date

28-Nov-25

Distance

0.21km

**58 PATON CRESCENT BORONIA
VIC 3155**
 3  2  1

Sold Price

\$798,000

Sold Date

01-Aug-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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