

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 198A BORONIA 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 \$635,000 & \$695,000

Median sale price

Median price \$709,000 Property type UNIT Suburb BORONIA VIS 3155

Period - From 19 NOV 25 to 19 MAY 26 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 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. 1/31 WOODVALE ROAD BORONIA VIC 3155 | \$ 675,000 | 7 MAY 26 |
| 2. 1/4 Pine Crescent, Boronia, Vic 3155 | \$695,000 | 30 April 26 |
| 3. 3/22 Maryborough Road, Boronia, Vic 3155 | \$690,000 | 9 April 2026 |

This Statement of Information was prepared on: 19 MAY 2026