

# 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

3/353 Boronia Road, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$707,000 Property Type Unit Suburb Boronia

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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	3/14 Highmoor Av BAYSWATER 3153	\$720,000	05/06/2026
2	7/203 Boronia Rd BORONIA 3155	\$705,000	27/04/2026
3	1/531 Boronia Rd WANTIRNA 3152	\$728,000	12/02/2026

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 six months.~~

This Statement of Information was prepared on:

17/06/2026 11:15

3/353 Boronia Road, Boronia Vic 3155



3   2   1

Rooms: 5  
Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
Year ending March 2026: \$707,000

## Comparable Properties



3/14 Highmoor Av BAYSWATER 3153 (REI)

Agent Comments

3   2   2

Price: \$720,000  
Method: Private Sale  
Date: 05/06/2026  
Property Type: Townhouse (Single)



7/203 Boronia Rd BORONIA 3155 (VG)

Agent Comments

3   -   -

Price: \$705,000  
Method: Sale  
Date: 27/04/2026  
Property Type: Strata Unit/Townhouse - Conjoined



1/531 Boronia Rd WANTIRNA 3152 (REI/VG)

Agent Comments

3   2   1

Price: \$728,000  
Method: Private Sale  
Date: 12/02/2026  
Property Type: Townhouse (Single)  
Land Size: 157 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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