

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

1/460 DORSET 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Boronia

Period-from

01 May 2025

to

30 Apr 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

7/378 DORSET ROAD BORONIA VIC 3155	\$760,000	20-May-26
3/54 SINCLAIR ROAD BAYSWATER VIC 3153	\$760,000	28-Mar-26
1/38 CENTRAL AVENUE BAYSWATER NORTH VIC 3153	\$805,000	28-Jan-26

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: 25 May 2026



**7/378 DORSET ROAD BORONIA
VIC 3155**

 3
  2
  2

Sold Price

^{RS}

\$760,000

Sold Date **20-May-26**

Distance **1.22km**



**3/54 SINCLAIR ROAD
BAYSWATER VIC 3153**

 3
  2
  2

Sold Price

\$760,000

Sold Date **28-Mar-26**

Distance **2km**



**1/38 CENTRAL AVENUE
BAYSWATER NORTH VIC 3153**

 3
  2
  2

Sold Price

\$805,000

Sold Date **28-Jan-26**

Distance **2.23km**

RS = Recent sale

UN = Undisclosed Sale

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