

## 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

101/4 SHORT STREET BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 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

G03/4 SHORT STREET BORONIA VIC 3155	\$449,000	08-Apr-25
103/4 SHORT STREET BORONIA VIC 3155	\$456,250	02-Sep-25
G07/4 SHORT STREET BORONIA VIC 3155	\$447,000	03-May-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: 09 September 2025



**G03/4 SHORT STREET BORONIA  
 VIC 3155**

 2  2  1

Sold Price **\$449,000** Sold Date **08-Apr-25**

Distance **0km**



**103/4 SHORT STREET BORONIA  
 VIC 3155**

 2  2  1

Sold Price <sup>RS</sup> **\$456,250** Sold Date **02-Sep-25**

Distance **0km**



**G07/4 SHORT STREET BORONIA  
 VIC 3155**

 2  2  1

Sold Price **\$447,000** Sold Date **03-May-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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