

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

2B DERBY 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

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 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

2/30 BIRCH STREET BAYSWATER VIC 3153	\$893,000	05-Jul-25
11 ARBROATH ROAD WANTIRNA SOUTH VIC 3152	\$981,000	12-Jul-25
5/19 TULIP CRESCENT BORONIA VIC 3155	\$864,200	12-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: 25 November 2025

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**2/30 BIRCH STREET BAYSWATER
VIC 3153**

 3  2  2

Sold Price

\$893,000

Sold Date

05-Jul-25

Distance

1.64km



**11 ARBROATH ROAD WANTIRNA
SOUTH VIC 3152**

 3  2  1

Sold Price

\$981,000

Sold Date

12-Jul-25

Distance

1.31km



**5/19 TULIP CRESCENT BORONIA
VIC 3155**

 3  2  1

Sold Price

\$864,200

Sold Date

12-Aug-25

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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