

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

143 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Land

Suburb

Boronia

Period-from

01 Mar 2025

to

28 Feb 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

238 SCORESBY ROAD BORONIA VIC 3155	\$1,275,000	15-Oct-25
8 CYPRESS AVENUE BORONIA VIC 3155	\$1,065,000	28-Jan-26
7 GREVILLEA AVENUE BORONIA VIC 3155	\$1,020,000	06-Dec-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: 17 March 2026


**238 SCORESBY ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

\$1,275,000

Sold Date

15-Oct-25

Distance

2km

**8 CYPRESS AVENUE BORONIA VIC
3155**
 3  1  3

Sold Price

^{RS} **\$1,065,000**

Sold Date

28-Jan-26

Distance

0.77km

**7 GREVILLEA AVENUE BORONIA
VIC 3155**
 4  2  2

Sold Price

\$1,020,000

Sold Date

06-Dec-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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