

## 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

10 MARLAND 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 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

4/3 GIRDWOOD ROAD BORONIA VIC 3155	\$670,000	31-Mar-26
2A BROWN STREET BORONIA VIC 3155	\$710,000	12-Feb-26
2/2 JOYCE STREET BORONIA VIC 3155	\$725,000	06-Nov-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: 16 April 2026



**4/3 GIRDWOOD ROAD BORONIA VIC 3155**

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**31-Mar-26**

 2  1  1

Distance

**0.67km**



**2A BROWN STREET BORONIA VIC 3155**

Sold Price

**\$710,000**

Sold Date

**12-Feb-26**

 2  2  1

Distance

**0.34km**



**2/2 JOYCE STREET BORONIA VIC 3155**

Sold Price

**\$725,000**

Sold Date

**06-Nov-25**

 2  1  1

Distance

**1.81km**

RS = Recent sale

UN = Undisclosed Sale

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