

## 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

1/19 GIRDWOOD 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

\$585,000

&

\$640,000

### 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

2/28 PATON CRESCENT BORONIA VIC 3155	\$595,000	02-Apr-26
3/1 GREEN STREET BORONIA VIC 3155	\$605,000	15-Nov-25
1/3 OAK AVENUE BORONIA VIC 3155	\$630,000	07-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: 16 April 2026

**2/28 PATON CRESCENT BORONIA  
VIC 3155**

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Sold Price

RS

**\$595,000**

Sold Date

**02-Apr-26**

Distance

**1.91km****3/1 GREEN STREET BORONIA VIC  
3155**

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Sold Price

**\$605,000**

Sold Date

**15-Nov-25**

Distance

**0.17km****1/3 OAK AVENUE BORONIA VIC  
3155**

🛏️ 2 🚿 1 🚗 1

Sold Price

**\$630,000**

Sold Date

**07-Dec-25**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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