

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

20/235 SCORESBY 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

\$590,000

&

\$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

4/12 PINE CRESCENT BORONIA VIC 3155	\$660,500	21-Feb-26
1/34 PARK CRESCENT BORONIA VIC 3155	\$632,000	16-Dec-25
1/183 DORSET ROAD BORONIA VIC 3155	\$615,000	21-Mar-26

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: 13 April 2026



**4/12 PINE CRESCENT BORONIA
VIC 3155**

 2  1  2

Sold Price **\$660,500** Sold Date **21-Feb-26**

Distance **1.15km**



**1/34 PARK CRESCENT BORONIA
VIC 3155**

 2  1  2

Sold Price **\$632,000** Sold Date **16-Dec-25**

Distance **1.55km**



**1/183 DORSET ROAD BORONIA VIC
3155**

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **21-Mar-26**

Distance **1.61km**

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

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