

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

7/378 Dorset Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000 & \$790,000

Median sale price

Median price \$696,000 Property Type Unit Suburb Boronia

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	3/41 Stewart St BORONIA 3155	\$835,000	18/03/2026
2	2/78 Stewart St BORONIA 3155	\$740,000	06/12/2025
3	3/82-84 Stewart St BORONIA 3155	\$810,000	25/11/2025

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 six months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

December quarter 2025: \$696,000



3 2 2

Property Type: Unit

Land Size: 247 sqm approx

Agent Comments

Comparable Properties



3/41 Stewart St BORONIA 3155 (REI)

Agent Comments

3 2 2

Price: \$835,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: Unit

Land Size: 403 sqm approx



2/78 Stewart St BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit

Land Size: 251 sqm approx



3/82-84 Stewart St BORONIA 3155 (REI)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 25/11/2025

Rooms: 5

Property Type: Unit

Land Size: 428 sqm approx

Account - Jellis Craig | P: 03 9870 6211