

## 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

2/15 ROSELLA AVENUE 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

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 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

5/41 CHANDLER ROAD BORONIA VIC 3155	\$605,000	06-Jan-26
4/41 CHANDLER ROAD BORONIA VIC 3155	\$611,000	11-Nov-25
3/10 TULIP CRESCENT BORONIA VIC 3155	\$645,000	03-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: 26 February 2026

**5/41 CHANDLER ROAD BORONIA  
VIC 3155**

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Sold Price

**\$605,000**Sold Date **06-Jan-26**Distance **0.25km****4/41 CHANDLER ROAD BORONIA  
VIC 3155**

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Sold Price

**\$611,000**Sold Date **11-Nov-25**Distance **0.25km****3/10 TULIP CRESCENT BORONIA  
VIC 3155**

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Sold Price

**\$645,000**Sold Date **03-Dec-25**Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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