

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

4/222 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

\$770,000

&

\$840,000

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

12/2 DIXON COURT BORONIA VIC 3155	\$790,000	14-Oct-25
4/194 SCORESBY ROAD BORONIA VIC 3155	\$832,500	01-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 February 2026

**12/2 DIXON COURT BORONIA VIC 3155**

Sold Price

\$790,000

Sold Date

14-Oct-25 3  2  2

Distance

0.52km**4/194 SCORESBY ROAD BORONIA VIC 3155**

Sold Price

\$832,500

Sold Date

01-Dec-25 3  2  2

Distance

0.39km**RS** = Recent sale**UN** = Undisclosed Sale

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