

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

1/11 JANET STREET 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

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

5/162 ALBERT AVENUE BORONIA VIC 3155	\$735,000	23-Sep-25
1/62 ALBERT AVENUE BORONIA VIC 3155	\$735,000	05-Sep-25
4/129 POWER ROAD BORONIA VIC 3155	\$750,000	13-Oct-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: 04 February 2026

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**5/162 ALBERT AVENUE BORONIA
VIC 3155**

 3  2  2

Sold Price

\$735,000

Sold Date

23-Sep-25

Distance

0.34km



**1/62 ALBERT AVENUE BORONIA
VIC 3155**

 3  1  1

Sold Price

Sold Date

05-Sep-25

Distance

0.88km



**4/129 POWER ROAD BORONIA VIC
3155**

 3  1  2

Sold Price

\$750,000

Sold Date

13-Oct-25

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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