

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	1/37 Chandler Rd BORONIA 3155	\$620,000	09/12/2025
2	3/1 Green St BORONIA 3155	\$605,000	15/11/2025
3	2/8 Laurel Av BORONIA 3155	\$610,000	07/10/2025

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:

Jen Harlow
9870 6211
0415 356 657
jenharlow@jelliscraig.com.au



 2  1  1

Property Type: Unit
Land Size: 137 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
December quarter 2025: \$696,000

Comparable Properties



1/37 Chandler Rd BORONIA 3155 (REI)

Agent Comments

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 09/12/2025
Property Type: Townhouse (Single)



3/1 Green St BORONIA 3155 (REI)

Agent Comments

 2  1  1

Price: \$605,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit



2/8 Laurel Av BORONIA 3155 (REI)

Agent Comments

 2  2  1

Price: \$610,000
Method: Private Sale
Date: 07/10/2025
Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9870 6211