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	1/360 DORSET 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	$680,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$666,750	Property type	Unit	Suburb	Boronia
Period-from	01 Dec 2024	to	30 Nov 2025	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.

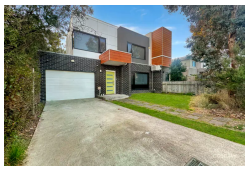
Address of comparable property	Price	Date of sale
2/10 WOODVALE ROAD BORONIA VIC 3155	$710,000	21-Sep-25
3/311 DORSET ROAD BORONIA VIC 3155	$698,000	30-Jul-25
3/5 HENRY STREET BORONIA VIC 3155	$682,000	04-Nov-25

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: 09 December 2025

Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au



2/10 WOODVALE ROAD BORONIA VIC 3155

3 2 1

Sold Price RS $710,000 Sold Date 21-Sep-25

Distance 1.85km



3/311 DORSET ROAD BORONIA VIC 3155

3 1 2

Sold Price $698,000 Sold Date 30-Jul-25

Distance 0.65km



3/5 HENRY STREET BORONIA VIC 3155

3 1 1

Sold Price $682,000 Sold Date 04-Nov-25

Distance 1.04km

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

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