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	2/46 Elsie Street, Boronia Vic 3155

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $707,000 Property Type Unit Suburb Boronia

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	3/2 Tulip Cr BORONIA 3155	$630,000	27/04/2026
2	1/183 Dorset Rd BORONIA 3155	$615,000	21/03/2026
3	3/89 Albert Av BORONIA 3155	$620,000	07/03/2026

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: 17/06/2026 16:54

2/46 Elsie Street, Boronia Vic 3155

JellisCraig

Patrick Donker
9726 8888
0432 045 346
patrickdonker@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
Year ending March 2026: $707,000

Comparable Properties



3/2 Tulip Cr BORONIA 3155 (REI)

2 1 1

Price: $630,000
Method: Private Sale
Date: 27/04/2026
Rooms: 3
Property Type: Unit

Agent Comments



1/183 Dorset Rd BORONIA 3155 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 21/03/2026
Rooms: 3
Property Type: Unit
Land Size: 195 sqm approx

Agent Comments



3/89 Albert Av BORONIA 3155 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit
Land Size: 137 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE

propertydata .com.au

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