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	106/4 SHORT 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	$390,000	&	$420,000

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
106/6 OAK AVENUE BORONIA VIC 3155	$375,000	01-Apr-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

OBrien Real Estate

Obrien Real Estate Rowville
P 0397565900
M 0438769921
E rowville@obrienrealestate.com.au



106/6 OAK AVENUE BORONIA VIC 3155

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Sold Price **$375,000** Sold Date **01-Apr-25**

Distance **0.31km**

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

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