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	2/19 GIRDWOOD 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Boronia
Period-from	01 Aug 2024	to	31 Jul 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
7/37 CHANDLER ROAD BORONIA VIC 3155	$547,000	04-Apr-25
2/6 LAUREL AVENUE BORONIA VIC 3155	$550,000	21-May-25
2/3 NARCISSUS AVENUE BORONIA VIC 3155	$535,000	15-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: 04 August 2025

Ryan Bell
P 03 8761 0688
M 0417 052 297
E ryan@bellrealestate.com.au



7/37 CHANDLER ROAD BORONIA VIC 3155

2 1 1

Sold Price **$547,000** Sold Date **04-Apr-25**

Distance **0.47km**



2/6 LAUREL AVENUE BORONIA VIC 3155

2 1 1

Sold Price **$550,000** Sold Date **21-May-25**

Distance **1.15km**



2/3 NARCISSUS AVENUE BORONIA VIC 3155

2 1 1

Sold Price **$535,000** Sold Date **15-Apr-25**

Distance **1.29km**

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

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