

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

2/17 TORRENS AVENUE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2025

to

30 Apr 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

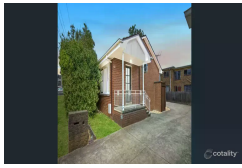
Date of sale

2/283 DORSET ROAD BORONIA VIC 3155	\$529,000	28-Jan-26
3/10 VERONICA STREET FERNTREE GULLY VIC 3156	\$580,000	09-Dec-25
2/19 ALMA AVENUE FERNTREE GULLY VIC 3156	\$595,000	19-Feb-26

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: 22 May 2026



**2/283 DORSET ROAD BORONIA
VIC 3155**

2 1 1

Sold Price **\$529,000** Sold Date **28-Jan-26**

Distance **0.83km**

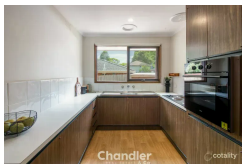


**3/10 VERONICA STREET
FERNTREE GULLY VIC 3156**

2 1 1

Sold Price **\$580,000** Sold Date **09-Dec-25**

Distance **1.57km**



**2/19 ALMA AVENUE FERNTREE
GULLY VIC 3156**

2 1 1

Sold Price **\$595,000** Sold Date **19-Feb-26**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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