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	6/194 SCORESBY 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	$780,000	&	$850,000

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
4/194 SCORESBY ROAD BORONIA VIC 3155	$832,500	01-Dec-25
12/2 DIXON COURT BORONIA VIC 3155	$790,000	14-Oct-25
2/4 PATON CRESCENT BORONIA VIC 3155	$830,000	28-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: 17 February 2026

OBrien Real Estate

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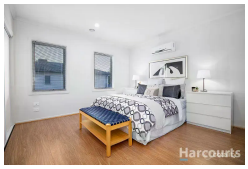
4/194 SCORESBY ROAD BORONIA VIC 3155

3 2 2

Sold Price **$832,500** Sold Date **01-Dec-25**

Distance **0km**



12/2 DIXON COURT BORONIA VIC 3155

3 2 2

Sold Price **$790,000** Sold Date **14-Oct-25**

Distance **0.23km**

2/4 PATON CRESCENT BORONIA VIC 3155

3 2 2

Sold Price **$830,000** Sold Date **28-Nov-25**

Distance **0.38km**

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

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