

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

G02/4 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Boronia

Period-from

01 Mar 2025

to

28 Feb 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

101/4 SHORT STREET BORONIA VIC 3155	\$460,000	22-Nov-25
103/4 SHORT STREET BORONIA VIC 3155	\$456,250	02-Sep-25
G06/4 SHORT STREET BORONIA VIC 3155	\$450,000	01-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: 10 March 2026



**101/4 SHORT STREET BORONIA
VIC 3155**

 2  2  1

Sold Price

\$460,000

Sold Date

22-Nov-25

Distance

0km



**103/4 SHORT STREET BORONIA
VIC 3155**

 2  2  1

Sold Price

\$456,250

Sold Date

02-Sep-25

Distance

0km



**G06/4 SHORT STREET BORONIA
VIC 3155**

 2  2  1

Sold Price

\$450,000

Sold Date

01-Feb-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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