

## 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

2/6 JANVILLE STREET BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2025

to

31 May 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

4/66 GERTONIA AVENUE BORONIA VIC 3155	\$850,000	18-Mar-26
4/191 SCORESBY ROAD BORONIA VIC 3155	\$790,000	11-Apr-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: 15 June 2026


**4/66 GERTONIA AVENUE  
BORONIA VIC 3155**
 4   
  2   
  2

 Sold Price    **\$850,000**    Sold Date    **18-Mar-26**

 Distance    **1.05km**

**4/191 SCORESBY ROAD BORONIA  
VIC 3155**
 3   
  2   
  2

 Sold Price    **\$790,000**    Sold Date    **11-Apr-26**

 Distance    **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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