

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
3 Herbert Street, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 six 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
1 336 Dorset Rd BORONIA 3155	\$738,000	17/11/2025
2 7 Battalion Ct BORONIA 3155	\$800,000	23/10/2025
3 8 Devenish Rd BORONIA 3155	\$780,000	30/08/2025

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 six months.~~

This Statement of Information was prepared on:



3

**Property Type:** House (Res)**Land Size:** 725 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$700,000 - \$770,000

Median House Price

Year ending December 2025: \$892,000

Comparable Properties

**336 Dorset Rd BORONIA 3155 (REI/VG)**

3



1



1

[Agent Comments](#)**Price:** \$738,000**Method:** Private Sale**Date:** 17/11/2025**Property Type:** House**Land Size:** 664 sqm approx**7 Battalion Ct BORONIA 3155 (REI/VG)**

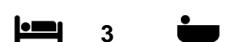
3



1



4

[Agent Comments](#)**Price:** \$800,000**Method:** Private Sale**Date:** 23/10/2025**Property Type:** House**Land Size:** 725 sqm approx**8 Devenish Rd BORONIA 3155 (REI/VG)**

3



1



1

[Agent Comments](#)**Price:** \$780,000**Method:** Auction Sale**Date:** 30/08/2025**Property Type:** House (Res)**Land Size:** 721 sqm approx**Account - McGrath Box Hill | P: 03 9889 8800**