

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

38 Devenish Road, Boronia Vic 3155

Indicative selling price

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

Range between

\$710,000

&

\$770,000

Median sale price

Median price

\$887,000

Property Type

House

Suburb

Boronia

Period - From

22/07/2025

to

21/07/2026

Source

Property Data

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	1/13 Rose Av BORONIA 3155	\$738,000	30/05/2026
2	2d Conway Ct BORONIA 3155	\$752,000	18/05/2026
3	3/92 Devenish Rd BORONIA 3155	\$720,000	04/02/2026

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:

22/07/2026 10:19



3 1 2

Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price
\$710,000 - \$770,000
Median House Price
22/07/2025 - 21/07/2026: \$887,000

Comparable Properties



1/13 Rose Av BORONIA 3155 (REI)

Agent Comments

2 2 1

Price: \$738,000
Method: Private Sale
Date: 30/05/2026
Property Type: Unit



2d Conway Ct BORONIA 3155 (REI/VG)

Agent Comments

3 2 1

Price: \$752,000
Method: Private Sale
Date: 18/05/2026
Property Type: Townhouse (Single)
Land Size: 162 sqm approx



3/92 Devenish Rd BORONIA 3155 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 04/02/2026
Property Type: Unit