

## 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

1/3 OAK AVENUE 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 7/31 CENTRAL AVENUE BORONIA VIC 3155        | \$580,000 | 26-May-25 |
| 1/6 MILLER ROAD BORONIA VIC 3155            | \$630,000 | 31-Jul-25 |
| 2/5 VERONICA STREET FERNTREE GULLY VIC 3156 | \$622,000 | 03-Jun-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: 14 November 2025



## 7/31 CENTRAL AVENUE BORONIA VIC 3155

Sold Price

**\$580,000**

Sold Date

**26-May-25**

2

1

1

Distance

**0.52km**



## 1/6 MILLER ROAD BORONIA VIC 3155

Sold Price

**\$630,000**

Sold Date

**31-Jul-25**

2

1

1

Distance

**1.18km**



## 2/5 VERONICA STREET FERNTREE GULLY VIC 3156

Sold Price

**\$622,000**

Sold Date

**03-Jun-25**

2

1

1

Distance

**2.24km**

RS = Recent sale

UN = Undisclosed Sale

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