

# 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

1/26 Duncan 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)

range between

\$580,000

&

\$638,000

### Median sale price

Median price

\$669,500

Property type

Unit

Suburb

Boronia

Period - From

01/09/2024

to

31/08/2025

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

8/92 Devenish Road, Boronia, VIC 3155

\$600,000

18/03/2025

1/18 Neilson Street, Bayswater, VIC 3153

\$630,000

16/04/2025

1/8-10 Kumala Road, Bayswater, VIC 3153

\$630,000

09/08/2025

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: 04/09/2025