

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

1/28 AUBREY GROVE BORONIA VIC 3155

Indicative selling price

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

Single Price

or range
between

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2025

to

31 Aug 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

1/15 VALERIE STREET BORONIA VIC 3155	\$850,000	18-Apr-26
2/3 STRADBROKE ROAD BORONIA VIC 3155	\$887,500	15-Aug-26
1/22 ROSE AVENUE BORONIA VIC 3155	\$911,000	01-Aug-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: 16 September 2026



**1/15 VALERIE STREET BORONIA
VIC 3155**

4 3 2

Sold Price

\$850,000

Sold Date

18-Apr-26

Distance

1.65km



**2/3 STRADBROKE ROAD BORONIA
VIC 3155**

4 2 2

Sold Price

^{RS} **\$887,500**

Sold Date

15-Aug-26

Distance

0.65km



**1/22 ROSE AVENUE BORONIA VIC
3155**

4 2 2

Sold Price

^{RS} **\$911,000**

Sold Date

01-Aug-26

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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