

## 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

1/30 TULIP CRESCENT 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2025

to

30 Jun 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

2/17 TORRENS AVENUE BORONIA VIC 3155	\$539,880	29-Jun-26
2/13 HALSEY STREET FERNTREE GULLY VIC 3156	\$555,000	22-Jun-26
2/28 PATON CRESCENT BORONIA VIC 3155	\$600,000	19-Mar-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: 09 July 2026



**2/17 TORRENS AVENUE BORONIA  
 VIC 3155**

 2  1  -

Sold Price

<sup>RS</sup> **\$539,880**

Sold Date **29-Jun-26**

Distance **0.75km**



**2/13 HALSEY STREET FERNTREE  
 GULLY VIC 3156**

 2  1  1

Sold Price

<sup>RS</sup> **\$555,000**

Sold Date **22-Jun-26**

Distance **1.42km**



**2/28 PATON CRESCENT BORONIA  
 VIC 3155**

 2  1  1

Sold Price

**\$600,000**

Sold Date **19-Mar-26**

Distance **0.89km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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