

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

2/36 CENTRAL AVENUE 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

\$650,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 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

3/9 HENRY STREET BORONIA VIC 3155	\$650,000	13-Aug-26
3/4 GREVILLEA AVENUE BORONIA VIC 3155	\$685,000	05-Aug-26
1/13 ROSE AVENUE BORONIA VIC 3155	\$738,000	30-May-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: 20 August 2026


3/9 HENRY STREET BORONIA VIC 3155

Sold Price

^{RS} **\$650,000** Sold Date **13-Aug-26**
 2  1  2

Distance **0.45km**

3/4 GREVILLEA AVENUE BORONIA VIC 3155

Sold Price

^{RS} **\$685,000** Sold Date **05-Aug-26**
 2  2  1

Distance **0.84km**

1/13 ROSE AVENUE BORONIA VIC 3155

Sold Price

^{RS} **\$738,000** Sold Date **30-May-26**
 2  2  1

Distance **0.99km**
RS = Recent sale

UN = Undisclosed Sale

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