

## 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

2/37 PINE 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

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jan 2025

to

31 Dec 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

2/56 CENTRAL AVENUE BORONIA VIC 3155	\$856,000	10-Sep-25
7A SPRINGFIELD ROAD BORONIA VIC 3155	\$935,000	02-Dec-25
1/34 DEVENISH ROAD BORONIA VIC 3155	\$945,000	05-Nov-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: 08 January 2026


**2/56 CENTRAL AVENUE BORONIA  
VIC 3155**
 3  2  2

Sold Price

**\$856,000**

Sold Date

**10-Sep-25**

Distance

**1.49km**

**7A SPRINGFIELD ROAD BORONIA  
VIC 3155**
 3  2  2

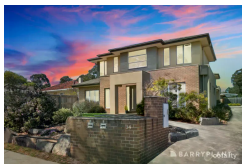
Sold Price

<sup>RS</sup> **\$935,000**

Sold Date

**02-Dec-25**

Distance

**0.24km**

**1/34 DEVENISH ROAD BORONIA  
VIC 3155**
 3  2  2

Sold Price

<sup>RS</sup> **\$945,000** <sup>UN</sup>

Sold Date

**05-Nov-25**

Distance

**1.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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