

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

2/56 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,750

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 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

5/37 GERTONIA AVENUE BORONIA VIC 3155	\$755,000	13-May-25
4/54 TULIP CRESCENT BORONIA VIC 3155	\$785,000	24-Apr-25
1/10 THE GROVE BORONIA VIC 3155	\$805,000	03-Mar-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: 01 September 2025



**5/37 GERTONIA AVENUE
BORONIA VIC 3155**

 3  2  2

Sold Price

\$755,000

Sold Date

13-May-25

Distance

1.97km



**4/54 TULIP CRESCENT BORONIA
VIC 3155**

 3  2  2

Sold Price

\$785,000

Sold Date

24-Apr-25

Distance

1.67km



**1/10 THE GROVE BORONIA VIC
3155**

 3  2  2

Sold Price

\$805,000

Sold Date

03-Mar-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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