

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

3 WAYNE 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

House

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

3 BROWNING ROAD BORONIA VIC 3155	\$920,800	17-Jun-26
15 FLOWER STREET FERNTREE GULLY VIC 3156	\$960,000	30-Jul-26
3 FLOWER STREET FERNTREE GULLY VIC 3156	\$908,000	28-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: 10 September 2026



3 BROWNING ROAD BORONIA VIC 3155

Sold Price

\$920,800

Sold Date

17-Jun-26

3

1

2

Distance

1.1km



15 FLOWER STREET FERNTREE GULLY VIC 3156

Sold Price

^{RS} **\$960,000**

Sold Date

30-Jul-26

3

1

1

Distance

1.78km



3 FLOWER STREET FERNTREE GULLY VIC 3156

Sold Price

\$908,000

Sold Date

28-Mar-26

3

1

1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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