

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

41 Erica Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Boronia

Period - From 01/01/2026

to

31/03/2026

Source REIV

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 six 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
1		
2		
3		

OR

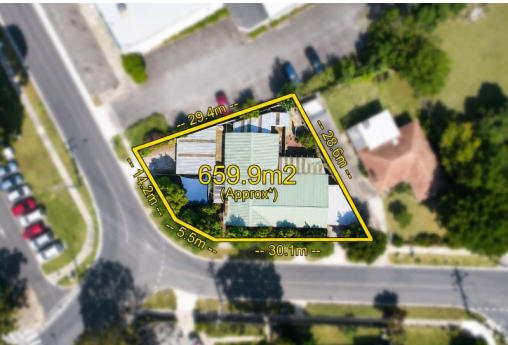
~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/06/2026 12:00

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Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
March quarter 2026: \$735,000



3 2

Property Type: House
Land Size: 659.9 sqm approx

Agent Comments

The property comprises two self-contained dwellings: •Unit 1: Two-bedroom residence featuring walk-in robes, spa bathroom, spacious lounge, and kitchen/meals area •Unit 2: One-bedroom dwelling with open-plan living/dining, full kitchen, and modern bathroom

Comparable Properties

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 six months.