

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

5/28 AUBREY GROVE 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 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

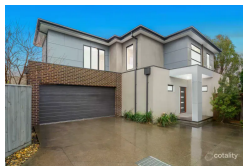
Date of sale

3/191 SCORESBY ROAD BORONIA VIC 3155	\$870,000	26-Jul-25
2/32 HELEN ROAD FERNTREE GULLY VIC 3156	\$885,000	12-Jun-25
3/20 CLYDE STREET FERNTREE GULLY VIC 3156	\$886,000	20-Sep-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: 26 November 2025



**3/191 SCORESBY ROAD BORONIA
VIC 3155**

4 3 2

Sold Price

^{RS}

\$870,000

Sold Date

26-Jul-25

Distance

1.98km



**2/32 HELEN ROAD FERNTREE
GULLY VIC 3156**

3 2 1

Sold Price

\$885,000

Sold Date

12-Jun-25

Distance

1.7km



**3/20 CLYDE STREET FERNTREE
GULLY VIC 3156**

3 2 2

Sold Price

\$886,000

Sold Date

20-Sep-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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