

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 Baldwin Avenue, Boronia Vic 3155

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$857,100

Property Type

House

Suburb

Boronia

Period - From

01/07/2025

to

30/09/2025

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	120 Albert Av BORONIA 3155	\$810,000	22/08/2025
2	25 Robertson Cr BORONIA 3155	\$830,000	12/07/2025
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:

18/11/2025 12:35

5 Baldwin Avenue, Boronia Vic 3155



3 2 4

Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
September quarter 2025: \$857,100

Comparable Properties



120 Albert Av BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000
Method: Sold Before Auction
Date: 22/08/2025
Property Type: House
Land Size: 731 sqm approx



25 Robertson Cr BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House
Land Size: 940 sqm approx

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.

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