

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

58 Central Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$880,000 Property Type House Suburb Boronia

Period - From 02/12/2024 to 01/12/2025 Source Property Data

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 Morley Ct BORONIA 3155	\$903,000	08/11/2025
2	458 Dorset Rd BORONIA 3155	\$920,000	03/10/2025
3	27 Boronia Rd BORONIA 3155	\$830,000	29/07/2025

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:

02/12/2025 12:27



 4
  2
  2

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

02/12/2024 - 01/12/2025: \$880,000

Comparable Properties



2 Morley Ct BORONIA 3155 (REI)

Agent Comments

 4
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Price: \$903,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 808 sqm approx



458 Dorset Rd BORONIA 3155 (REI)

Agent Comments

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Price: \$920,000

Method: Sold Before Auction

Date: 03/10/2025

Property Type: House (Res)

Land Size: 959 sqm approx



27 Boronia Rd BORONIA 3155 (REI/VG)

Agent Comments

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Price: \$830,000

Method: Private Sale

Date: 29/07/2025

Rooms: 6

Property Type: House (Res)

Land Size: 791 sqm approx

Account - Harcourts Vermont South | P: 03 98861008