

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

7/28 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2024

to

31 Jul 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

2/39 AUBREY GROVE BORONIA VIC 3155	\$750,000	17-Jun-25
1/76 MCMAHONS ROAD FERNTREE GULLY VIC 3156	\$750,000	31-Mar-25
18/235 SCORESBY ROAD BORONIA VIC 3155	\$735,000	26-May-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: 05 August 2025



**2/39 AUBREY GROVE BORONIA
VIC 3155**

3 3 1

Sold Price

\$750,000

Sold Date

17-Jun-25

Distance

0.1km



**1/76 MCMAHONS ROAD FERNTREE
GULLY VIC 3156**

3 2 1

Sold Price

Sold Date

31-Mar-25

Distance

0.99km



**18/235 SCORESBY ROAD BORONIA
VIC 3155**

3 2 2

Sold Price

^{RS} **\$735,000**

Sold Date

26-May-25

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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