

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

4/18 BAMBURY STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 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

6/12 PARK CRESCENT BORONIA VIC 3155	\$600,000	16-May-25
1/222 BORONIA ROAD BORONIA VIC 3155	\$627,500	27-Aug-25
1/5 LAUREL AVENUE BORONIA VIC 3155	\$633,000	01-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: 16 October 2025



6/12 PARK CRESCENT BORONIA VIC 3155

Sold Price **\$600,000** Sold Date **16-May-25**

 2  2  1

Distance **1.06km**



1/222 BORONIA ROAD BORONIA VIC 3155

Sold Price ^{RS} **\$627,500** Sold Date **27-Aug-25**

 2  2  1

Distance **1.62km**



1/5 LAUREL AVENUE BORONIA VIC 3155

Sold Price **\$633,000** Sold Date **01-May-25**

 2  2  1

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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