

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

3/17 ALBERT AVENUE 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

\$550,000

&

\$600,000

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

105/22 PARK CRESCENT BORONIA VIC 3155	\$552,500	13-Oct-25
14/43 CHANDLER ROAD BORONIA VIC 3155	\$575,000	05-Jun-25
2/8 LAUREL AVENUE BORONIA VIC 3155	\$610,000	07-Oct-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: 06 November 2025



**105/22 PARK CRESCENT BORONIA
VIC 3155**

Sold Price

^{RS}

\$552,500

Sold Date

13-Oct-25

 2

 1

 1

Distance

0.98km



**14/43 CHANDLER ROAD BORONIA
VIC 3155**

Sold Price

\$575,000

Sold Date

05-Jun-25

 2

 2

 1

Distance

0.21km



**2/8 LAUREL AVENUE BORONIA
VIC 3155**

Sold Price

^{RS}

\$610,000

Sold Date

07-Oct-25

 2

 2

 1

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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