

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

1/10 Cypress Avenue, Boronia Vic 3155

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$698,000

Property Type

Unit

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	1/1 Bailey St BORONIA 3155	\$760,000	11/11/2025
2	2/33 Cypress Av BORONIA 3155	\$775,000	01/08/2025
3	1/26 Stonehaven Av BORONIA 3155	\$777,000	05/07/2025

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:

10/12/2025 10:08



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$760,000

Median Unit Price

September quarter 2025: \$698,000

Comparable Properties



1/1 Bailey St BORONIA 3155 (REI)

Agent Comments

 3  1  2

Price: \$760,000

Method: Private Sale

Date: 11/11/2025

Property Type: Unit

Land Size: 436 sqm approx



2/33 Cypress Av BORONIA 3155 (REI/VG)

Agent Comments

 3  1  1

Price: \$775,000

Method: Private Sale

Date: 01/08/2025

Rooms: 5

Property Type: Unit

Land Size: 555 sqm approx



1/26 Stonehaven Av BORONIA 3155 (VG)

Agent Comments

 3  -  -

Price: \$777,000

Method: Sale

Date: 05/07/2025

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9803 0400