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	2/37 PINE CRESCENT 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jan 2025	to	31 Dec 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
2/56 CENTRAL AVENUE BORONIA VIC 3155	$856,000	10-Sep-25
7A SPRINGFIELD ROAD BORONIA VIC 3155	$935,000	02-Dec-25
1/34 DEVENISH ROAD BORONIA VIC 3155	$945,000	05-Nov-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: 08 January 2026

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2/56 CENTRAL AVENUE BORONIA VIC 3155

3 2 2

Sold Price **$856,000** Sold Date **10-Sep-25**

Distance **1.49km**



7A SPRINGFIELD ROAD BORONIA VIC 3155

3 2 2

Sold Price RS **$935,000** Sold Date **02-Dec-25**

Distance **0.24km**



1/34 DEVENISH ROAD BORONIA VIC 3155

3 2 2

Sold Price RS **$945,000** UN Sold Date **05-Nov-25**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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