

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$759,000

### Median sale price

Median price \$696,000

Property Type Unit

Suburb Boronia

Period - From 01/10/2025

to 31/12/2025

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	12/12 St Elmo Av FERNTREE GULLY 3156	\$730,500	19/11/2025
2	1/1 Bailey St BORONIA 3155	\$760,000	11/11/2025
3	2/2 Joyce St BORONIA 3155	\$725,000	06/11/2025

**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:

12/01/2026 15:12



 3    1    2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$759,000  
**Median Unit Price**  
December quarter 2025: \$696,000

## Comparable Properties



**12/12 St Elmo Av FERNTREE GULLY 3156 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$730,500  
**Method:** Sold Before Auction  
**Date:** 19/11/2025  
**Property Type:** Unit



**1/1 Bailey St BORONIA 3155 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** Unit  
**Land Size:** 436 sqm approx



**2/2 Joyce St BORONIA 3155 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Unit