

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

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)



3



1



1

Price: \$730,500

Method: Sold Before Auction

Date: 19/11/2025

Property Type: Unit

Agent Comments



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



3



1



2

Price: \$760,000

Method: Private Sale

Date: 11/11/2025

Property Type: Unit

Land Size: 436 sqm approx

Agent Comments



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



3



1



2

Price: \$725,000

Method: Private Sale

Date: 06/11/2025

Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9803 0400