

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

2/17 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/55 BORONIA ROAD BORONIA VIC 3155	\$726,000	06-Dec-25
4/2 CONWAY COURT BORONIA VIC 3155	\$720,000	14-Oct-25
1/9 HUTTON AVENUE FERNTREE GULLY VIC 3156	\$737,000	12-Sep-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.~~

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**2/55 BORONIA ROAD BORONIA
VIC 3155**

 3  1  2

Sold Price **\$726,000** Sold Date **06-Dec-25**

Distance **0.27km**



**4/2 CONWAY COURT BORONIA
VIC 3155**

 3  2  2

Sold Price **\$720,000** Sold Date **14-Oct-25**

Distance **1.31km**



**1/9 HUTTON AVENUE FERNTREE
GULLY VIC 3156**

 3  1  1

Sold Price **\$737,000** Sold Date **12-Sep-25**

Distance **1.32km**

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

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