

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

3/22 Gertonia Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$692,000 Property Type Unit Suburb Boronia

Period - From 16/02/2025 to 15/02/2026 Source Property Data

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	3/13 Duncan Av BORONIA 3155	\$908,000	03/10/2025
2	1/62 Gertonia Av BORONIA 3155	\$880,000	06/09/2025
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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: 16/02/2026 14:00



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
16/02/2025 - 15/02/2026: \$692,000

Comparable Properties

3/13 Duncan Av BORONIA 3155 (VG)

Agent Comments



Price: \$908,000
Method: Sale
Date: 03/10/2025
Property Type: Strata Unit/Flat



1/62 Gertonia Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 345 sqm approx

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.

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