

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

204/8 TULIP 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2025

to

28 Feb 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

6/17 TORMORE ROAD BORONIA VIC 3155	\$490,000	08-Oct-25
10/17 TORMORE ROAD BORONIA VIC 3155	\$490,000	08-Oct-25
101/5 WOODVALE ROAD BORONIA VIC 3155	\$450,000	22-Oct-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: 04 March 2026



**6/17 TORMORE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$490,000

Sold Date

08-Oct-25

Distance

0.45km



**10/17 TORMORE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

Sold Date

08-Oct-25

Distance

0.45km



**101/5 WOODVALE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$450,000

Sold Date

22-Oct-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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