

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

1/77 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

\$670,000

&

\$730,000

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

27 ROYALDEN CLOSE BORONIA VIC 3155

\$669,500

12-Feb-26

2/25 ALBERT AVENUE BORONIA VIC 3155

\$686,500

21-Feb-26

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

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**27 ROYALDEN CLOSE BORONIA
VIC 3155**

 3  1  1

Sold Price

^{RS} **\$669,500** ^{UN}

Sold Date

12-Feb-26

Distance

0.59km



**2/25 ALBERT AVENUE BORONIA
VIC 3155**

 3  1  1

Sold Price

^{RS} **\$686,500**

Sold Date

21-Feb-26

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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