

# 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

8 Avington Crescent, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$920,000 Property Type House 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	28 Stoneleigh Av BORONIA 3155	\$1,031,500	08/01/2026
2	43 Army Rd BORONIA 3155	\$955,000	26/10/2025
3	6 Biscay Ct BORONIA 3155	\$950,000	13/10/2025

**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:

06/03/2026 10:06



 4    2    1

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 671 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
December quarter 2025: \$920,000

## Comparable Properties



**28 Stoneleigh Av BORONIA 3155 (REI/VG)**

[Agent Comments](#)

 4    2    2

**Price:** \$1,031,500  
**Method:** Private Sale  
**Date:** 08/01/2026  
**Property Type:** House  
**Land Size:** 720 sqm approx



**43 Army Rd BORONIA 3155 (VG)**

[Agent Comments](#)

 4    -    -

**Price:** \$955,000  
**Method:** Sale  
**Date:** 26/10/2025  
**Property Type:** House (Res)  
**Land Size:** 970 sqm approx



**6 Biscay Ct BORONIA 3155 (REI/VG)**

[Agent Comments](#)

 4    2    1

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 13/10/2025  
**Property Type:** House  
**Land Size:** 724 sqm approx

Account - Barry Plant | P: 03 9803 0400