

## 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 GARDEN AVENUE BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 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

1/3 OAK AVENUE BORONIA VIC 3155	\$630,000	07-Dec-25
1/1 MCDONALD CRESCENT BORONIA VIC 3155	\$650,000	29-Jan-26
3/5 HENRY STREET BORONIA VIC 3155	\$682,000	04-Nov-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: 27 April 2026

Renata Illingworth

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E boronia@barryplant.com.au

**1/3 OAK AVENUE BORONIA VIC  
3155**

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Sold Price

**\$630,000**Sold Date **07-Dec-25**Distance **1.08km****1/1 MCDONALD CRESCENT  
BORONIA VIC 3155**

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Sold Price

**\$650,000**Sold Date **29-Jan-26**Distance **1.18km****3/5 HENRY STREET BORONIA VIC  
3155**

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Sold Price

**\$682,000**Sold Date **04-Nov-25**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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