

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

Range between \$920,000 & \$1,012,000

Median sale price

Median price \$890,000 Property Type House Suburb Boronia

Period - From 01/04/2025 to 31/03/2026 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	11 Rothan Av BORONIA 3155	\$950,000	28/03/2026
2	5 Normleith Gr BORONIA 3155	\$950,000	18/02/2026
3	28 Stoneleigh Av BORONIA 3155	\$1,031,500	08/01/2026

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: 04/05/2026 10:37



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Property Type: House
Land Size: 673 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000 - \$1,012,000
Median House Price
 Year ending March 2026: \$890,000

Comparable Properties



11 Rothan Av BORONIA 3155 (REI/VG)

Agent Comments

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Price: \$950,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 732 sqm approx

5 Normleith Gr BORONIA 3155 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 18/02/2026
Property Type: House (Res)
Land Size: 1201 sqm approx



28 Stoneleigh Av BORONIA 3155 (REI/VG)

Agent Comments

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

Account - Barry Plant | P: 03 9803 0400