

# 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 \$860,000 & \$940,000

### 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	3 Bambil Ct BORONIA 3155	\$940,000	18/05/2026
2	20 Landscape Dr BORONIA 3155	\$951,000	03/05/2026
3	11 Rothan Av BORONIA 3155	\$950,000	28/03/2026

**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:

01/06/2026 09:46



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

**Indicative Selling Price**  
 \$860,000 - \$940,000  
**Median House Price**  
 Year ending March 2026: \$890,000

## Comparable Properties



**3 Bambil Ct BORONIA 3155 (REI)**

Agent Comments

 4    2    3

**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 18/05/2026  
**Property Type:** House  
**Land Size:** 1014 sqm approx



**20 Landscape Dr BORONIA 3155 (REI)**

Agent Comments

 4    2    3

**Price:** \$951,000  
**Method:** Private Sale  
**Date:** 03/05/2026  
**Property Type:** House  
**Land Size:** 771 sqm approx



**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

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