

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

1/13 Buchanan Street, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$886,500

Property Type

House

Suburb

Boronia

Period - From

29/07/2025

to

28/07/2026

Source

Property Data

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	1/12 Simpson Rd FERNTREE GULLY 3156	\$840,000	05/05/2026
2	1/66 Stewart St BORONIA 3155	\$820,000	17/04/2026
3	2/8 Pinnacle Av FERNTREE GULLY 3156	\$800,000	21/03/2026

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:

29/07/2026 12:18



 3  1  2

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 462 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

29/07/2025 - 28/07/2026: \$886,500

Comparable Properties



1/12 Simpson Rd FERNTREE GULLY 3156 (VG)

Agent Comments

 3  -  -

Price: \$840,000

Method: Sale

Date: 05/05/2026

Property Type: Flat/Unit/Apartment (Res)



1/66 Stewart St BORONIA 3155 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 17/04/2026

Rooms: 5

Property Type: Unit

Land Size: 436 sqm approx



2/8 Pinnacle Av FERNTREE GULLY 3156 (REI/VG)

Agent Comments

 3  1  1

Price: \$800,000

Method: Sold Before Auction

Date: 21/03/2026

Property Type: Unit

Land Size: 302 sqm approx

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