

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 MADGE STREET BORONIA VIC 3155

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 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

1/77 ALBERT AVENUE BORONIA VIC 3155	\$710,000	17-Mar-26
2/25 ALBERT AVENUE BORONIA VIC 3155	\$686,500	21-Feb-26
3/3 LANGWITH AVENUE BORONIA VIC 3155	\$727,000	12-Jun-26

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: 11 August 2026


**1/77 ALBERT AVENUE BORONIA
VIC 3155**
 3  1  1

Sold Price

\$710,000

Sold Date

17-Mar-26

Distance

0.38km

**2/25 ALBERT AVENUE BORONIA
VIC 3155**
 3  1  1

Sold Price

\$686,500

Sold Date

21-Feb-26

Distance

0.42km

**3/3 LANGWITH AVENUE BORONIA
VIC 3155**
 3  2  2

Sold Price

^{RS} **\$727,000**

Sold Date

12-Jun-26

Distance

1.35km
RS = Recent sale

UN = Undisclosed Sale

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