

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

25 Pope Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$886,500

Property Type House

Suburb Boronia

Period - From 28/07/2025

to

27/07/2026

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	3 Bellevue Ct BORONIA 3155	\$790,000	30/05/2026
2	8 Beresford Dr BORONIA 3155	\$670,000	21/05/2026
3	337 Dorset Rd BORONIA 3155	\$720,000	04/03/2026

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:

28/07/2026 10:45



 3  1  3

Property Type: House (Res)

Land Size: 746 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$748,000

Median House Price

28/07/2025 - 27/07/2026: \$886,500

Comparable Properties



3 Bellevue Ct BORONIA 3155 (REI)

 3  1  1

Price: \$790,000

Method: Private Sale

Date: 30/05/2026

Property Type: House

Land Size: 982 sqm approx

Agent Comments



8 Beresford Dr BORONIA 3155 (VG)

 2  -  -

Price: \$670,000

Method: Sale

Date: 21/05/2026

Property Type: House (Res)

Land Size: 626 sqm approx

Agent Comments



337 Dorset Rd BORONIA 3155 (VG)

 3  -  -

Price: \$720,000

Method: Sale

Date: 04/03/2026

Property Type: Development Site (Res)

Land Size: 834 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355