

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

1/29 AUBREY GROVE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2025

to

31 May 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

2/64 MCMAHONS ROAD FERNTREE GULLY VIC 3156	\$903,000	31-Jan-26
1/13 ZEISING COURT BORONIA VIC 3155	\$890,000	21-Apr-26
1/16 CLYDE STREET FERNTREE GULLY VIC 3156	\$921,000	13-Feb-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: 24 June 2026



2/64 MCMAHONS ROAD FERNTREE GULLY VIC 3156

3 2 2

Sold Price **\$903,000** Sold Date **31-Jan-26**

Distance **1.11km**



1/13 ZEISING COURT BORONIA VIC 3155

3 1 2

Sold Price ^{RS} **\$890,000** Sold Date **21-Apr-26**

Distance **1.56km**



1/16 CLYDE STREET FERNTREE GULLY VIC 3156

3 2 2

Sold Price **\$921,000** Sold Date **13-Feb-26**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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