

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

23 Rothan Avenue, Boronia Vic 3155

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Boronia

Period - From

01/07/2025

to

30/06/2026

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	39 Lockwoods Rd BORONIA 3155	\$880,000	04/07/2026
2	3 Bellevue Ct BORONIA 3155	\$790,000	30/05/2026
3	10 Hayles St BORONIA 3155	\$805,000	15/05/2026

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:

12/08/2026 10:32

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending June 2026: \$890,000



3 1 2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



39 Lockwoods Rd BORONIA 3155 (REI)

Agent Comments

3 2 -

Price: \$880,000

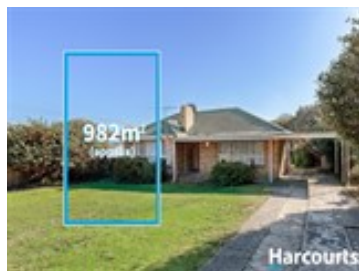
Method: Private Sale

Date: 04/07/2026

Rooms: 5

Property Type: House (Res)

Land Size: 969 sqm approx



3 Bellevue Ct BORONIA 3155 (REI/VG)

Agent Comments

3 1 1

Price: \$790,000

Method: Private Sale

Date: 30/05/2026

Property Type: House

Land Size: 982 sqm approx



10 Hayles St BORONIA 3155 (VG)

Agent Comments

3 - -

Price: \$805,000

Method: Sale

Date: 15/05/2026

Property Type: House (Res)

Land Size: 728 sqm approx

Account - Jellis Craig | P: (03) 9908 5700