

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

4/18 Oak Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$707,000

Property Type Unit

Suburb Boronia

Period - From 01/04/2025

to 31/03/2026

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	102/22 Park Cr BORONIA 3155	\$495,000	13/02/2026
2	11/53 Chandler Rd BORONIA 3155	\$505,000	06/02/2026
3	1/8 Sinclair Rd BAYSWATER 3153	\$395,000	22/12/2025

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:

02/06/2026 15:20



 1  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2026: \$707,000

Comparable Properties



102/22 Park Cr BORONIA 3155 (REI/VG)

Agent Comments

 2  1  1

Price: \$495,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment



11/53 Chandler Rd BORONIA 3155 (REI/VG)

Agent Comments

 1  1  1

Price: \$505,000

Method: Private Sale

Date: 06/02/2026

Rooms: 2

Property Type: Unit

Land Size: 159 sqm approx



1/8 Sinclair Rd BAYSWATER 3153 (REI/VG)

Agent Comments

 1  1  2

Price: \$395,000

Method: Private Sale

Date: 22/12/2025

Property Type: Unit