

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

55 Gertonia Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	3 Gertonia Av BORONIA 3155	\$1,056,000	08/08/2026
2	53 Lakewood Dr KNOXFIELD 3180	\$1,108,000	23/05/2026
3	77 Sasses Av BAYSWATER 3153	\$1,110,000	30/03/2026

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:

15/09/2026 17:30



Property Type: House (Previously Occupied - Detached)
Land Size: 1041 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending June 2026: \$890,000

Comparable Properties



3 Gertonia Av BORONIA 3155 (REI)

Agent Comments



Price: \$1,056,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)



53 Lakewood Dr KNOXFIELD 3180 (REI)

Agent Comments



Price: \$1,108,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 627 sqm approx



77 Sasses Av BAYSWATER 3153 (REI)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 725 sqm approx

Account - Barry Plant | P: 03 9722 7166