

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

6/18 Bambury Street, Boronia Vic 3155

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$920,000

Property Type House

Suburb Boronia

Period - From 01/10/2025

to

31/12/2025

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	3/10 Tulip Cr BORONIA 3155	\$645,000	03/12/2025
2	5/6 Laurel Av BORONIA 3155	\$665,000	03/11/2025
3	4/18 Bambury St BORONIA 3155	\$675,000	25/10/2025

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:

19/03/2026 10:34

6/18 Bambury Street, Boronia Vic 3155

JellisCraig

Angela Fenech

9870 6211

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2 1 1

Property Type: Townhouse

Land Size: 126 sqm approx

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median House Price

December quarter 2025: \$920,000

Comparable Properties



3/10 Tulip Cr BORONIA 3155 (REI/VG)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 03/12/2025

Rooms: 3

Property Type: Unit



5/6 Laurel Av BORONIA 3155 (REI/VG)

Agent Comments

2 2 1

Price: \$665,000

Method: Private Sale

Date: 03/11/2025

Property Type: Townhouse (Res)

Land Size: 126 sqm approx



4/18 Bambury St BORONIA 3155 (REI/VG)

Agent Comments

2 2 1

Price: \$675,000

Method: Private Sale

Date: 25/10/2025

Rooms: 3

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9870 6211



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