

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

88 Boronia Road, Vermont Vic 3133

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 \$1,300,000

Property Type House

Suburb Vermont

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	24 Aubrey St VERMONT 3133	\$1,165,000	29/06/2026
2	30 Adele St VERMONT 3133	\$1,110,000	21/03/2026
3	16 Arcady Gr VERMONT 3133	\$1,100,000	10/03/2026

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:

03/08/2026 12:50



 3
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  2

Property Type: House
Land Size: 662 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending June 2026: \$1,300,000

Comparable Properties



24 Aubrey St VERMONT 3133 (REI)

Agent Comments

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  1

Price: \$1,165,000
Method: Private Sale
Date: 29/06/2026
Property Type: House
Land Size: 591 sqm approx



30 Adele St VERMONT 3133 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,110,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 531 sqm approx



16 Arcady Gr VERMONT 3133 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$1,100,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 651 sqm approx

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