

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

190 Albert Avenue, Boronia Vic 3155

Indicative selling price

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

Single price \$1,090,000

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	36 Stewart St BORONIA 3155	\$1,157,500	18/10/2025
2	242 Forest Rd BORONIA 3155	\$1,100,000	23/09/2025
3			

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:

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Property Type: House
Land Size: 1224 sqm approx
Agent Comments

Indicative Selling Price
\$1,090,000
Median House Price
December quarter 2025: \$920,000

Comparable Properties



36 Stewart St BORONIA 3155 (REI/VG)

[Agent Comments](#)



Price: \$1,157,500
Method: Private Sale
Date: 18/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 2369 sqm approx



242 Forest Rd BORONIA 3155 (REI/VG)

[Agent Comments](#)



Price: \$1,100,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 1569 sqm approx

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.