

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/17 ALBERT AVENUE BORONIA VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/89 ALBERT AVENUE BORONIA VIC 3155	\$650,000	11-May-26
1/12 ELSIE STREET BORONIA VIC 3155	\$727,500	20-Apr-26
4/378 DORSET ROAD BORONIA VIC 3155	\$655,000	08-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 June 2026



**1/89 ALBERT AVENUE BORONIA
VIC 3155**

 2  1  1

Sold Price **\$650,000** Sold Date **11-May-26**

Distance **0.98km**



**1/12 ELSIE STREET BORONIA VIC
3155**

 2  1  2

Sold Price **\$727,500** Sold Date **20-Apr-26**

Distance **0.56km**



**4/378 DORSET ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price **\$655,000** Sold Date **08-Apr-26**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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