

# 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

5/6 Orchid Avenue, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$707,000 Property Type Unit Suburb Boronia

Period - From 01/04/2025 to 31/03/2026 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	15/4 Rosella Av BORONIA 3155	\$630,000	13/04/2026
2	10/10 Adele Av FERNTREE GULLY 3156	\$650,000	31/01/2026
3	3/196 Boronia Rd BORONIA 3155	\$670,000	12/11/2025

**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:

22/04/2026 13:13



3   
 2   
 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

Year ending March 2026: \$707,000

## Comparable Properties



**15/4 Rosella Av BORONIA 3155 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 13/04/2026

**Property Type:** Townhouse (Res)



**10/10 Adele Av FERNTREE GULLY 3156 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$650,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 84.85 sqm approx



**3/196 Boronia Rd BORONIA 3155 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$670,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Townhouse (Single)

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