

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

3 GARDEN 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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 OAK AVENUE BORONIA VIC 3155	\$630,000	07-Dec-25
1/1 MCDONALD CRESCENT BORONIA VIC 3155	\$650,000	29-Jan-26
3/5 HENRY STREET BORONIA VIC 3155	\$682,000	04-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 21 April 2026

Renata Illingworth

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**1/3 OAK AVENUE BORONIA VIC
3155**

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Sold Price

\$630,000Sold Date **07-Dec-25**Distance **1.08km****1/1 MCDONALD CRESCENT
BORONIA VIC 3155**

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Sold Price

\$650,000Sold Date **29-Jan-26**Distance **1.18km****3/5 HENRY STREET BORONIA VIC
3155**

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Sold Price

\$682,000Sold Date **04-Nov-25**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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