

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

206/8 TULIP CRESCENT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 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

101/4 SHORT STREET BORONIA VIC 3155	\$460,000	22-Nov-25
10/17 TORMORE ROAD BORONIA VIC 3155	\$490,000	08-Oct-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: 24 February 2026

Renata Illingworth

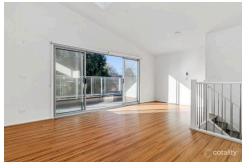
M 9762 6666

E boronia@barryplant.com.au

**101/4 SHORT STREET BORONIA
VIC 3155**

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Sold Price

\$460,000Sold Date **22-Nov-25**Distance **1.02km****10/17 TORMORE ROAD BORONIA
VIC 3155**

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Sold Price

\$490,000Sold Date **08-Oct-25**Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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