

## 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

4/66 GERTONIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$836,000

### 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

1/62 WOODVALE ROAD BORONIA VIC 3155	\$880,000	19-May-25
1/31 DIXON COURT BORONIA VIC 3155	\$838,000	02-Apr-25
21 STONEHAVEN AVENUE BORONIA VIC 3155	\$755,000	10-May-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: 25 February 2026

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**1/62 WOODVALE ROAD BORONIA  
VIC 3155**

 4  2  2

Sold Price

**\$880,000**

Sold Date **19-May-25**

Distance **1.29km**



**1/31 DIXON COURT BORONIA VIC  
3155**

 4  2  2

Sold Price

**\$838,000**

Sold Date **02-Apr-25**

Distance **0,48km**



**21 STONEHAVEN AVENUE  
BORONIA VIC 3155**

 4  2  2

Sold Price

**\$755,000**

Sold Date **10-May-25**

Distance **1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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