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	5/28 AUBREY GROVE 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	$850,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	Unit	Suburb	Boronia
Period-from	01 Nov 2024	to	31 Oct 2025	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
3/191 SCORESBY ROAD BORONIA VIC 3155	$870,000	26-Jul-25
2/32 HELEN ROAD FERNTREE GULLY VIC 3156	$885,000	12-Jun-25
3/20 CLYDE STREET FERNTREE GULLY VIC 3156	$886,000	20-Sep-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: 26 November 2025

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3/191 SCORESBY ROAD BORONIA VIC 3155

4 3 2

Sold Price RS $870,000 Sold Date 26-Jul-25

Distance 1.98km



2/32 HELEN ROAD FERNTREE GULLY VIC 3156

3 2 1

Sold Price $885,000 Sold Date 12-Jun-25

Distance 1.7km



3/20 CLYDE STREET FERNTREE GULLY VIC 3156

3 2 2

Sold Price $886,000 Sold Date 20-Sep-25

Distance 1.75km

RS = Recent sale **UN** = Undisclosed Sale

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