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	58 Central Avenue, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $850,000 & $930,000

Median sale price

Median price $880,000 Property Type House Suburb Boronia

Period - From 02/12/2024 to 01/12/2025 Source Property Data

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	2 Morley Ct BORONIA 3155	$903,000	08/11/2025
2	458 Dorset Rd BORONIA 3155	$920,000	03/10/2025
3	27 Boronia Rd BORONIA 3155	$830,000	29/07/2025

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: 02/12/2025 12:27

58 Central Avenue, Boronia Vic 3155



4 2 2

Property Type: House
Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
02/12/2024 - 01/12/2025: $880,000

Comparable Properties



2 Morley Ct BORONIA 3155 (REI)

4 2 4

Price: $903,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments



458 Dorset Rd BORONIA 3155 (REI)

4 2 1

Price: $920,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: House (Res)
Land Size: 959 sqm approx

Agent Comments



27 Boronia Rd BORONIA 3155 (REI/VG)

4 2 1

Price: $830,000
Method: Private Sale
Date: 29/07/2025
Rooms: 6
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

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