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	4/18 Oak Avenue, Boronia Vic 3155

Indicative selling price

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

Range between $369,000 & $399,000

Median sale price

Median price $705,000 Property Type Unit Suburb Boronia

Period - From 06/07/2025 to 05/07/2026 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	15/4 Floriston Rd BORONIA 3155	$400,000	07/05/2026
2			
3			

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: 06/07/2026 09:35

4/18 Oak Avenue, Boronia Vic 3155

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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$369,000 - $399,000
Median Unit Price
06/07/2025 - 05/07/2026: $705,000

Comparable Properties



15/4 Floriston Rd BORONIA 3155 (VG)

2 - -

Price: $400,000
Method: Sale
Date: 07/05/2026
Property Type: Strata Unit/Flat

Agent Comments

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.

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