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	1/29 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	$710,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jul 2025	to	30 Jun 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
4/3 PINE CRESCENT BORONIA VIC 3155	$852,500	13-Mar-26
2/5 VIVIENNE AVENUE BORONIA VIC 3155	$865,000	02-Apr-26
1/13 ZEISING COURT BORONIA VIC 3155	$890,000	22-Apr-26

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: 06 July 2026

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4/3 PINE CRESCENT BORONIA VIC 3155

3 2 2

Sold Price **$852,500** Sold Date **13-Mar-26**

Distance **1.04km**



2/5 VIVIENNE AVENUE BORONIA VIC 3155

3 2 2

Sold Price **$865,000** Sold Date **02-Apr-26**

Distance **1.18km**



1/13 ZEISING COURT BORONIA VIC 3155

3 1 2

Sold Price **$890,000** Sold Date **22-Apr-26**

Distance **1.56km**

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

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