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	7 Montana Avenue, Boronia Vic 3155

Indicative selling price

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

Single price $850,000

Median sale price

Median price $865,000 Property Type House Suburb Boronia

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	18 Paisley Av BORONIA 3155	$725,500	10/05/2025
2	344 Dorset Rd BORONIA 3155	$700,000	22/03/2025
3	19 Deborah Av BORONIA 3155	$625,000	20/03/2025

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: 14/08/2025 20:07

7 Montana Avenue, Boronia Vic 3155



3 1 2

Property Type: House
Land Size: 977 sqm approx

Agent Comments

Indicative Selling Price
$850,000
Median House Price
June quarter 2025: $865,000

Comparable Properties



18 Paisley Av BORONIA 3155 (REI)

3 2 2

Price: $725,500
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments



344 Dorset Rd BORONIA 3155 (REI/VG)

3 1 2

Price: $700,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments



19 Deborah Av BORONIA 3155 (REI/VG)

3 1 1

Price: $625,000
Method: Auction Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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