

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

8 BUNA COURT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Boronia

Period-from

01 Jan 2025

to

31 Dec 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

4 SHELLY AVENUE BORONIA VIC 3155	\$683,000	02-Aug-25
2 BLAMEY COURT BORONIA VIC 3155	\$682,500	14-Jul-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: 10 January 2026



4 SHELLY AVENUE BORONIA VIC 3155

 3  1  2

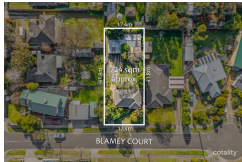
Sold Price

\$683,000

Sold Date **02-Aug-25**

Distance

0.27km



2 BLAMEY COURT BORONIA VIC 3155

 2  1  3

Sold Price

\$682,500

Sold Date **14-Jul-25**

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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