

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

5/39 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

\$779,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 6/39 AUBREY GROVE BORONIA VIC 3155 | \$810,000 | 03-Apr-25 |
| 23C PINE CRESCENT BORONIA VIC 3155 | \$821,000 | 08-Feb-25 |
| 3/19 CLYDE STREET FERNTREE GULLY VIC 3156 | \$835,000 | 05-May-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: 14 July 2025



6/39 AUBREY GROVE BORONIA VIC 3155

3 3 2

Sold Price

\$810,000

Sold Date **03-Apr-25**

Distance

0km



23C PINE CRESCENT BORONIA VIC 3155

3 2 2

Sold Price

\$821,000

Sold Date **08-Feb-25**

Distance

0.83km



3/19 CLYDE STREET FERNTREE GULLY VIC 3156

3 2 -

Sold Price

\$835,000

Sold Date **05-May-25**

Distance

1.68km



2/241 BORONIA ROAD BORONIA VIC 3155

3 2 2

Sold Price

\$785,000

Sold Date **01-Feb-25**

Distance

1.72km



1/58 SILVERTON DRIVE FERNTREE GULLY VIC 3156

3 2 1

Sold Price

\$780,000

Sold Date **06-Mar-25**

Distance

1.78km



3/58 SILVERTON DRIVE FERNTREE GULLY VIC 3156

3 2 1

Sold Price

Sold Date **06-Mar-25**

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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