

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

23 Rothan Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$890,000

Property Type House

Suburb Boronia

Period - From 01/07/2025

to

30/06/2026

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	30 Southey Rd BORONIA 3155	\$810,000	18/08/2026
2	4 Mitchell Av BORONIA 3155	\$705,000	06/08/2026
3	3 Bellevue Ct BORONIA 3155	\$790,000	30/05/2026

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:

14/09/2026 13:07



3 2 2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



30 Southey Rd BORONIA 3155 (REI)

Agent Comments

4 2 2

Price: \$810,000

Method: Private Sale

Date: 18/08/2026

Property Type: House

Land Size: 746 sqm approx



4 Mitchell Av BORONIA 3155 (REI)

Agent Comments

4 2 -

Price: \$705,000

Method: Private Sale

Date: 06/08/2026

Property Type: House (Res)

Land Size: 735 sqm approx



3 Bellevue Ct BORONIA 3155 (REI)

Agent Comments

3 1 1

Price: \$790,000

Method: Private Sale

Date: 30/05/2026

Property Type: House

Land Size: 982 sqm approx