

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

38 GERTONIA AVENUE 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

\$2,388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 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

8 DIXON COURT BORONIA VIC 3155	\$1,600,000	08-Feb-25
15 PACH ROAD WANTIRNA SOUTH VIC 3152	\$2,300,000	15-Oct-24
1 PERCIVAL STREET BAYSWATER VIC 3153	\$1,900,000	28-Nov-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: 05 February 2026


8 DIXON COURT BORONIA VIC 3155
 3  1  -

Sold Price

\$1,600,000

Sold Date

08-Feb-25

Distance

0.45km

15 PACH ROAD WANTIRNA SOUTH VIC 3152
 7  4  2

Sold Price

\$2,300,000

Sold Date

15-Oct-24

Distance

1.72km

1 PERCIVAL STREET BAYSWATER VIC 3153
 4  2  4

Sold Price

^{RS} **\$1,900,000**

Sold Date

28-Nov-25

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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