

## 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 4/35 Rankin Road, Boronia, VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$790,000 & \$869,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Boronia (3155)

Period - From 01/01/2026 to 31/03/2026 Source REIV

### Comparable property sales

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
3/19 TULIP CRESCENT BORONIA VIC 3155	\$840,000	30/01/2026
2/4 PATON CRESCENT BORONIA VIC 3155	\$830,000	28/11/2025
1/30 STONEHAVEN AVENUE BORONIA VIC 3155	\$816,500	29/09/2025

This Statement of Information was prepared on: 20/04/2026