

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](https://consumer.vic.gov.au/underquoting)

Price Range

\$740,000

&

\$775,000

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