

## 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 8 ROYSTON COURT, 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

\$695,000

&

\$764,500

### Median sale price

Median price

\$865,000

Property Type

House

Suburb

Boronia (3155)

Period - From

01/01/2026

to

31/03/2026

Source

REIV

### Comparable property sales

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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
75 STEWART STREET, BORONIA VIC 3155	\$700,000	02/05/2026
337 DORSET ROAD, BORONIA VIC 3155	\$720,000	04/03/2026
1 DIANNE STREET, BAYSWATER VIC 3153	\$733,000	28/03/2026

This Statement of Information was prepared on: 28/05/2026