

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

G01/8 TULIP CRESCENT 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2025

to

28 Feb 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

206/8 TULIP CRESCENT BORONIA VIC 3155	\$480,000	06-Mar-26
G06/4 SHORT STREET BORONIA VIC 3155	\$450,000	01-Feb-26
3/6 SUNDEW AVENUE BORONIA VIC 3155	\$450,000	01-Mar-26

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: 25 March 2026


**206/8 TULIP CRESCENT BORONIA
VIC 3155**

Sold Price

^{RS} **\$480,000**

Sold Date

06-Mar-26
 2
  1
  -

Distance

0km

**606/4 SHORT STREET BORONIA
VIC 3155**

Sold Price

^{RS} **\$450,000**

Sold Date

01-Feb-26
 2
  2
  1

Distance

1.02km

**3/6 SUNDEW AVENUE BORONIA
VIC 3155**

Sold Price

^{RS} **\$450,000**

Sold Date

01-Mar-26
 2
  1
  1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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