

## 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

3/34 BIRDWOOD STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,390,000

&

\$1,520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,000

Property type

Unit

Suburb

Box Hill South

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

31/325 STATION STREET BOX HILL SOUTH VIC 3128	\$1,466,000	10-Sep-25
3/111 ALBION ROAD BOX HILL VIC 3128	\$1,400,000	10-Oct-25
2/6 DUCKHAM STREET BLACKBURN VIC 3130	\$1,550,000	22-Sep-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: 08 March 2026



**31/325 STATION STREET BOX HILL SOUTH VIC 3128** Sold Price **\$1,466,000** Sold Date **10-Sep-25**

 4  3  2

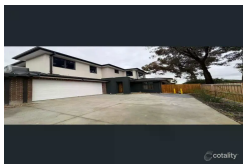
Distance **0.5km**



**3/111 ALBION ROAD BOX HILL VIC 3128** Sold Price **\$1,400,000** Sold Date **10-Oct-25**

 3  2  2

Distance **1.25km**



**2/6 DUCKHAM STREET BLACKBURN VIC 3130** Sold Price **\$1,550,000** Sold Date **22-Sep-25**

 4  4  2

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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