

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

27/325 Station Street, Box Hill South Vic 3128
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,350,000

 &

\$1,450,000

Median sale price

Median price

\$1,108,000

 Property Type

Townhouse

 Suburb

Box Hill South

Period - From

10/03/2025

 to

09/03/2026

 Source

Property Data

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 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
1	1a Monica St BURWOOD 3125	\$1,260,000	26/02/2026
2	3/34 Greenwood St BURWOOD 3125	\$1,270,000	24/11/2025
3	1/50 Monash St BOX HILL SOUTH 3128	\$1,370,000	22/11/2025

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 six months.~~

This Statement of Information was prepared on:

10/03/2026 10:59

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
10/03/2025 - 09/03/2026: \$1,108,000

Comparable Properties



1a Monica St BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,260,000
Method: Auction Sale
Date: 26/02/2026
Property Type: Townhouse (Res)



3/34 Greenwood St BURWOOD 3125 (REI/VG)

Agent Comments

4 3 2

Price: \$1,270,000
Method: Private Sale
Date: 24/11/2025
Property Type: Townhouse (Single)



1/50 Monash St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000
Method: Private Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Account - Jellis Craig | P: 03 88498088



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