

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

1 Moore Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Box Hill South

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	1 Oak Ct BOX HILL SOUTH 3128	\$1,032,000	13/12/2025
2	29 Murray Dr BURWOOD 3125	\$1,335,000	20/09/2025
3	16 Inverloch St BOX HILL SOUTH 3128	\$1,200,000	06/09/2025

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:

02/02/2026 23:22

1 Moore Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



 3  2  2

Property Type: House (Res)
Land Size: 292 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2025: \$1,480,000

Comparable Properties



1 Oak Ct BOX HILL SOUTH 3128 (REI)

[Agent Comments](#)

 3  2  1

Price: \$1,032,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)



29 Murray Dr BURWOOD 3125 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,335,000
Method: Private Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 392 sqm approx



16 Inverloch St BOX HILL SOUTH 3128 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,200,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 362 sqm approx

Account - Heavyside



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