

# 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

2/14 Hill 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,542,000 Property Type House Suburb Box Hill South

Period - From 01/10/2025 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.

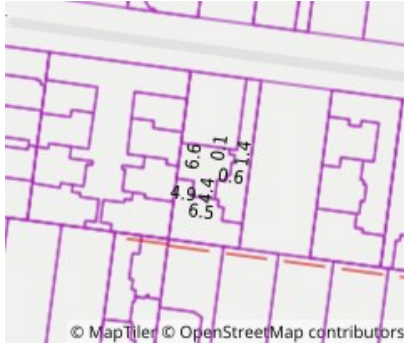
	Address of comparable property	Price	Date of sale
1	2b Begonia St BOX HILL SOUTH 3128	\$1,197,000	31/01/2026
2	2/2 Foch St BOX HILL SOUTH 3128	\$1,339,000	25/09/2025
3	1/30 Cadorna St BOX HILL SOUTH 3128	\$1,356,000	13/09/2025

**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:

17/02/2026 11:35



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2025: \$1,542,000

## Comparable Properties



**2b Begonia St BOX HILL SOUTH 3128 (REI)**

Agent Comments

3 2 2

**Price:** \$1,197,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Townhouse (Res)



**2/2 Foch St BOX HILL SOUTH 3128 (VG)**

Agent Comments

3 - -

**Price:** \$1,339,000  
**Method:** Sale  
**Date:** 25/09/2025  
**Property Type:** Strata Unit/Villa Unit/Townhouse - Single OYO Unit



**1/30 Cadorna St BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,356,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)

Account - Heavyside



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