

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 25 Beaver Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,465,500 Property Type House Suburb Box Hill South

Period - From 01/04/2025 to 31/03/2026 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	9 Fuchsia St BLACKBURN 3130	\$2,430,000	14/03/2026
2	7 Fowler St BOX HILL SOUTH 3128	\$2,335,000	28/02/2026
3			

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.

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending March 2026: \$1,465,500



 5  3  4

Property Type: House (Res)

Land Size: 820 sqm approx

Agent Comments

Comparable Properties



9 Fuchsia St BLACKBURN 3130 (REI)

Agent Comments

 5  3  2

Price: \$2,430,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 780 sqm approx



7 Fowler St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  2

Price: \$2,335,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 769 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



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