

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

1b Gwenda Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

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 | 2/14 Hill St BOX HILL SOUTH 3128 | \$1,332,000 | 21/03/2026 |
| 2 | 1 Moore St BOX HILL SOUTH 3128 | \$1,250,000 | 28/02/2026 |
| 3 | 1c Ivy St BURWOOD 3125 | \$1,382,000 | 28/02/2026 |

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:

22/04/2026 10:51

Matthew Dunn

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3 2 2

Property Type: Townhouse

Land Size: 289 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

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

Comparable Properties



2/14 Hill St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,332,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)



1 Moore St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 292 sqm approx



1c Ivy St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,382,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 335 sqm approx

Account - Jellis Craig | P: 03 9870 6211