

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

48/325 Station St, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$1,350,000

&

\$1,380,000

Median sale price

Median price

\$927,000

Property type

Townhouse

Suburb

Box Hill South

Period - From

01/05/2025

to

31/03/2026

Source

Cotality

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. 15/325 STATION STREET BOX HILL SOUTH VIC 3128	\$1,280,000	21/11/2025
2. 17/325 STATION STREET BOX HILL SOUTH VIC 3128	\$1,306,000	12/03/2026
3. 1/50 MONASH STREET BOX HILL SOUTH VIC 3128	\$1,370,000	26/11/2025

This Statement of Information was prepared on:

01/04/2026