

# 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 5 Milton Crescent, 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 \$1,450,000 & \$1,550,000

### 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	29 Surrey St BOX HILL SOUTH 3128	\$1,415,000	21/03/2026
2	761 Canterbury Rd SURREY HILLS 3127	\$1,595,000	29/11/2025
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**

\$1,450,000 - \$1,550,000

**Median House Price**

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



**Property Type:** House

**Land Size:** 914 sqm approx

Agent Comments

## Comparable Properties



**29 Surrey St BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$1,415,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 745 sqm approx



**761 Canterbury Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments



**Price:** \$1,595,000

**Method:** Private Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 752.60 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.

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