

# 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 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 \$1,700,000 & \$1,850,000

### 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	11 Venice St BOX HILL SOUTH 3128	\$1,800,000	14/02/2026
2	30 Clydesdale St BOX HILL 3128	\$1,820,000	08/12/2025
3	20 Devon St BOX HILL SOUTH 3128	\$1,734,000	11/10/2025

**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: 02/03/2026 12:53



**Property Type:** House (Res)  
**Land Size:** 737 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median House Price**  
December quarter 2025: \$1,542,000

## Comparable Properties



**11 Venice St BOX HILL SOUTH 3128 (REI)**

[Agent Comments](#)



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 14/02/2026  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**30 Clydesdale St BOX HILL 3128 (REI)**

[Agent Comments](#)



**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House  
**Land Size:** 738 sqm approx



**20 Devon St BOX HILL SOUTH 3128 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,734,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx

Account - Heavyside



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