

# 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

42/325 Station 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

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$860,000

Property type

Unit

Suburb

Box Hill South

Period - From

01/02/2025

to

31/01/2026

Source



PropTrack

### 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
1/41 Pembroke Street, Surrey Hills, VIC 3127	\$1,760,000	14/02/2026
1/62 Glengarry Avenue, Burwood, VIC 3125	\$1,640,000	17/09/2025
2/398 Mont Albert Road, Mont Albert, VIC 3127	\$1,580,000	23/09/2025

**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: 25/02/2026