

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,390,000

&

\$3,490,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$1,521,000

Property type

House

Suburb

Box Hill South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty for sale in the last 6 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 LEACH AVENUE BOX HILL NORTH VIC 3129	\$3,326,000	30-Aug-25
34 CRATLOE ROAD MOUNT WAVERLEY VIC 3149	\$3,650,000	08-Mar-25
23 GARDEN STREET BOX HILL NORTH VIC 3129	\$3,180,000	08-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 19 February 2026



1 LEACH AVENUE BOX HILL
NORTH VIC 3129

 5  5  2

Sold Price \$3,326,000 Sold Date 30-Aug-25

Distance 2.76km



34 CRATLOE ROAD MOUNT
WAVERLEY VIC 3149

 5  5  2

Sold Price \$3,650,000 Sold Date 08-Mar-25

Distance 2.78km



23 GARDEN STREET BOX HILL
NORTH VIC 3129

 5  5  2

Sold Price \$3,180,000 Sold Date 08-Nov-25

Distance 3.62km

RS= Recent sale

UN= Undisclosed Sale

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