

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

Unit 1 / 938 CANTERBURY ROAD 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,491,000

Property type

House

Suburb

Box Hill South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 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

1/18 FOCH STREET BOX HILL SOUTH VIC 3128	\$1,272,000	20-Dec-24
1/341 ELGAR ROAD SURREY HILLS VIC 3127	\$1,375,000	22-Nov-24
5 KINGSWOOD RISE BOX HILL SOUTH VIC 3128	\$1,243,000	26-Oct-24

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: 18 March 2025



1/18 FOCH STREET BOX HILL SOUTH VIC 3128

 4  2  2

Sold Price **\$1,272,000** Sold Date **20-Dec-24**

Distance **0.9km**



1/341 ELGAR ROAD SURREY HILLS VIC 3127

 4  3  2

Sold Price ^{RS} **\$1,375,000** ^{UN} Sold Date **22-Nov-24**

Distance **1.17km**



5 KINGSWOOD RISE BOX HILL SOUTH VIC 3128

 4  2  2

Sold Price **\$1,243,000** Sold Date **26-Oct-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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