

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

33 Massey Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,290,000

&

\$1,390,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Box Hill South

Period - From

11/11/2023

to

10/11/2024

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	19 Eden Av BOX HILL SOUTH 3128	\$1,338,000	10/08/2024
2	37 Roberts Av BOX HILL SOUTH 3128	\$1,337,000	10/08/2024
3	16 Foch St BOX HILL SOUTH 3128	\$1,376,000	20/07/2024

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:

11/11/2024 23:29



4 2 2

Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
11/11/2023 - 10/11/2024: \$1,450,000

Comparable Properties



19 Eden Av BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 1 2

Price: \$1,338,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 600 sqm approx



37 Roberts Av BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$1,337,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 720 sqm approx



16 Foch St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$1,376,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 678 sqm approx