

## 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

6 INVERLOCH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

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

|  |           |           |
|--|-----------|-----------|
| 7 INVERLOCH STREET BOX HILL SOUTH VIC 3128 | \$990,000 | 01-Mar-25 |
| 1A ASQUITH STREET BOX HILL SOUTH VIC 3128  | \$950,000 | 09-Nov-24 |
| 2A ARCADIA STREET BOX HILL SOUTH VIC 3128  | \$957,500 | 02-Nov-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: 04 March 2025



**7 INVERLOCH STREET BOX HILL  
SOUTH VIC 3128**

3 2 1

Sold Price <sup>RS</sup> **\$990,000** <sup>UN</sup> Sold Date **01-Mar-25**

Distance **0.03km**



**1A ASQUITH STREET BOX HILL  
SOUTH VIC 3128**

3 2 1

Sold Price **\$950,000** Sold Date **09-Nov-24**

Distance **0.82km**



**2A ARCADIA STREET BOX HILL  
SOUTH VIC 3128**

3 2 2

Sold Price **\$957,500** Sold Date **02-Nov-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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