

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

41 Stott Street, Box Hill South VIC 3128

Indicative selling price

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

Range between

\$880,000

&

\$960,000

Median sale price

Median price

\$1,441,500

Property Type

House

Suburb

Box Hill South

Period - From

05/09/2024

to

03/03/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
78 Parer St, Burwood Vic	\$1,070,000	07/01/2025
30 Boardman Cl, Box Hill South Vic	\$911,000	18/12/2024
956 Canterbury Road, Box Hill South	\$950,500	07/02/2025

This Statement of Information was prepared on:

05/03/2025