

# 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

4 Cunningham Street, Box Hill VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,800,000

&

\$2,950,000

### Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Box Hill

Period - From

17/08/2024

to

16/02/2025

Source

core\_logic

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
2 Wright Street Blackburn VIC 3130	\$2,800,000	19/11/2024
4 Godfrey Court Surrey Hills VIC 3127	\$2,840,000	27/11/2024
50 Pakenham Street Blackburn VIC 3130	\$2,750,000	08/02/2025

This Statement of Information was prepared on:

17/02/2025