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	1/10 CADORNA STREET 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	$730,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$903,000	Property type	Unit	Suburb	Box Hill South
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Cotality

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
13/166 STATION STREET BOX HILL SOUTH VIC 3128	$774,000	17-May-25
6/38 LIVINGSTONE CLOSE BURWOOD VIC 3125	$740,000	05-Jun-25
1/1215 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	$685,000	01-Mar-25

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: 24 July 2025

Sales Department
M 0395603988
E sales@waverleycity.com.au

13/166 STATION STREET BOX HILL SOUTH VIC 3128

2 1 1

Sold Price **$774,000** Sold Date **17-May-25**

Distance **0.9km**

6/38 LIVINGSTONE CLOSE BURWOOD VIC 3125

2 1 2

Sold Price **$740,000** Sold Date **05-Jun-25**

Distance **0.42km**

1/1215 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128

2 1 1

Sold Price **$685,000** Sold Date **01-Mar-25**

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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