

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

1/18 Barkly Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Box Hill

Period - From

02/05/2024

to

01/05/2025

Source

Property Data

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	4/78 Severn St BOX HILL NORTH 3129	\$735,000	21/03/2025
2	3/32 Severn St BOX HILL NORTH 3129	\$728,000	27/02/2025
3	3/68 Dorking Rd BOX HILL 3128	\$723,000	02/11/2024

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:

02/05/2025 10:14

1/18 Barkly Street, Box Hill Vic 3128

McGrath

Elliot Kyriakou

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

02/05/2024 - 01/05/2025: \$580,000



2 1 3

Property Type:

Land Size: 210 sqm approx

Agent Comments

Comparable Properties



4/78 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method: Sold Before Auction

Date: 21/03/2025

Property Type: Unit



3/32 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$728,000

Method: Private Sale

Date: 27/02/2025

Property Type: Unit

Land Size: 145 sqm approx



3/68 Dorking Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 -

Price: \$723,000

Method: Private Sale

Date: 02/11/2024

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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