

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

1/5 SURREY 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

\$1,550,000

&

\$1,705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,500

Property type

Unit

Suburb

Box Hill South

Period-from

01 Aug 2024

to

31 Jul 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

3/18 GRANDVIEW ROAD BOX HILL SOUTH VIC 3128	\$1,608,000	23-Mar-24
7/398 ELGAR ROAD BOX HILL VIC 3128	\$1,581,895	04-Jun-24
29 SUMMIT ROAD BURWOOD VIC 3125	\$1,680,000	24-Feb-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: 14 August 2025



3/18 GRANDVIEW ROAD BOX HILL SOUTH VIC 3128 Sold Price **\$1,608,000** Sold Date **23-Mar-24**

 4  2  2

Distance **0.59km**



7/398 ELGAR ROAD BOX HILL VIC 3128 Sold Price **\$1,581,895** Sold Date **04-Jun-24**

 4  4  1

Distance **1.39km**



29 SUMMIT ROAD BURWOOD VIC 3125 Sold Price **\$1,680,000** Sold Date **24-Feb-24**

 4  3  2

Distance **1.55km**

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

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