

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

19 Verona Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,407,500 Property Type House Suburb Box Hill South

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	36 Grandview Rd BOX HILL SOUTH 3128	\$1,680,000	30/08/2025
2	1 Wellman St BOX HILL SOUTH 3128	\$1,600,000	10/05/2025
3	28 Edinburgh St BOX HILL SOUTH 3128	\$2,205,000	10/05/2025

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: 13/10/2025 12:54



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Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
September quarter 2025: \$1,407,500

Comparable Properties



36 Grandview Rd BOX HILL SOUTH 3128 (REI)

[Agent Comments](#)

2 1 1

Price: \$1,680,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 827 sqm approx



1 Wellman St BOX HILL SOUTH 3128 (REI/VG)

[Agent Comments](#)

3 3 1

Price: \$1,600,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 740 sqm approx

28 Edinburgh St BOX HILL SOUTH 3128 (REI)

[Agent Comments](#)

3 1 1

Price: \$2,205,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 938 sqm approx

Account - Heavyside



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