

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

2/17 Parkside Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$835,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

19/05/2024

to

18/05/2025

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	1/948 Canterbury Rd BOX HILL SOUTH 3128	\$950,000	10/05/2025
2	2/18 Cadorna St BOX HILL SOUTH 3128	\$985,000	05/04/2025
3	7 Inverloch St BOX HILL SOUTH 3128	\$990,000	01/03/2025

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:

19/05/2025 15:32



 3  2  1

Property Type: Townhouse
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
19/05/2024 - 18/05/2025: \$835,000

Comparable Properties



1/948 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$950,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)
Land Size: 378 sqm approx



2/18 Cadorna St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$985,000
Method: Private Sale
Date: 05/04/2025
Property Type: Townhouse (Single)
Land Size: 192 sqm approx



7 Inverloch St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$990,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 213 sqm approx

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