

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

2/5 Surrey Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,450,500

Property Type

House

Suburb

Box Hill South

Period - From

01/04/2024

to

31/03/2025

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	22 David St BOX HILL SOUTH 3128	\$1,725,000	01/05/2025
2	3 Hansen Cl BURWOOD 3125	\$1,700,000	03/03/2025
3	2/22 Frank St BOX HILL SOUTH 3128	\$1,660,000	15/02/2025

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:

16/05/2025 10:31



 4  3  2

Property Type: House (Res)

Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending March 2025: \$1,450,500

Comparable Properties



22 David St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  1

Price: \$1,725,000

Method: Private Sale

Date: 01/05/2025

Property Type: House

Land Size: 516 sqm approx



3 Hansen CI BURWOOD 3125 (REI)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 03/03/2025

Property Type: House



2/22 Frank St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,660,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Res)

Account - Gem Realty