

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 Sturdee Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,652,500

Property Type House

Suburb Box Hill

Period - From 01/10/2025

to 31/12/2025

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.

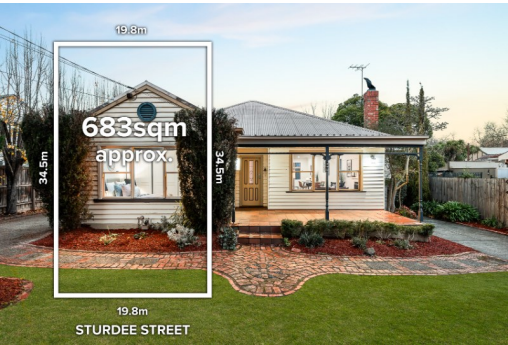
	Address of comparable property	Price	Date of sale
1	18 Kangerong Rd BOX HILL 3128	\$2,175,000	25/10/2025
2	56 Baratta St BLACKBURN SOUTH 3130	\$2,080,000	18/10/2025
3	1 Parkside Av BOX HILL 3128	\$2,028,000	30/09/2025

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:

18/03/2026 11:02



5 2 4

Property Type: House (Res)
Land Size: 683 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2025: \$1,652,500

Comparable Properties



18 Kangerong Rd BOX HILL 3128 (REI/VG)

Agent Comments

4 1 2

Price: \$2,175,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 917 sqm approx



56 Baratta St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$2,080,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 595 sqm approx



1 Parkside Av BOX HILL 3128 (REI/VG)

Agent Comments

4 2 3

Price: \$2,028,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx