

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

26 Cyril Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,535,500

Property Type House

Suburb Box Hill South

Period - From 01/01/2025

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	9 Hastings Av BLACKBURN SOUTH 3130	\$2,388,888	21/03/2025
2	16 Newton St SURREY HILLS 3127	\$2,400,000	01/03/2025
3	8 Varzin Av SURREY HILLS 3127	\$2,480,000	22/02/2025

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:

24/04/2025 16:11

26 Cyril Street, Box Hill South Vic 3128



5 4 2

Rooms: 5
Property Type: House (Res)
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
March quarter 2025: \$1,535,500

Comparable Properties



9 Hastings Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$2,388,888
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)
Land Size: 629 sqm approx



16 Newton St SURREY HILLS 3127 (REI)

Agent Comments

5 2 2

Price: \$2,400,000
Method: Private Sale
Date: 01/03/2025
Property Type: House
Land Size: 903 sqm approx



8 Varzin Av SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,480,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 804 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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