

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

38A Stott Street, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,050,000

Property Type

Townhouse

Suburb

Box Hill South

Period - From

12/04/2024

to

11/04/2025

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	24a Cadorna St BOX HILL SOUTH 3128	\$1,261,000	11/04/2025
2	6 Inverloch St BOX HILL SOUTH 3128	\$1,320,000	15/03/2025
3	23 Kingswood Rise BOX HILL SOUTH 3128	\$1,125,000	26/02/2025

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:

12/04/2025 16:45

38A Stott Street, Box Hill South Vic 3128



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,300,000
Median Townhouse Price
12/04/2024 - 11/04/2025: \$1,050,000

Comparable Properties



24a Cadorna St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,261,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: House
Land Size: 381 sqm approx



6 Inverloch St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 270 sqm approx



23 Kingswood Rise BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,125,000
Method: Private Sale
Date: 26/02/2025
Property Type: Townhouse (Single)

Account - Heavyside



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