

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

4/28-30 SWEETLAND ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/14 BARKLY STREET BOX HILL VIC 3128	\$1,380,000	28-May-25
5/8 CAMELIA STREET BOX HILL VIC 3128	\$1,410,000	20-Sep-25
1/938 CANTERBURY ROAD BOX HILL SOUTH VIC 3128	\$1,325,000	29-May-25

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 6 months.~~

This Statement of Information was prepared on: 08 October 2025



1/14 BARKLY STREET BOX HILL VIC 3128

Sold Price **\$1,380,000** Sold Date **28-May-25**

4 2 2

Distance **0.6km**



5/8 CAMELIA STREET BOX HILL VIC 3128

Sold Price ^{RS} **\$1,410,000** Sold Date **20-Sep-25**

4 3 2

Distance **1.01km**



1/938 CANTERBURY ROAD BOX HILL SOUTH VIC 3128

Sold Price **\$1,325,000** Sold Date **29-May-25**

4 3 2

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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