

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

4/8 CAMELIA STREET 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

\$1,480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

1/16 LODDON STREET BOX HILL NORTH VIC 3129	\$1,570,000	26-Sep-24
2/10 HIRST STREET BLACKBURN VIC 3130	\$1,585,000	14-Jan-25
1/60 MAIN STREET BLACKBURN VIC 3130	\$1,650,000	01-Feb-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: 22 March 2025

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**1/16 LODDON STREET BOX HILL
 NORTH VIC 3129**

 4  2  2

Sold Price **\$1,570,000** Sold Date **26-Sep-24**

Distance **1.09km**



**2/10 HIRST STREET BLACKBURN
 VIC 3130**

 4  3  2

Sold Price ^{RS} **\$1,585,000** ^{UN} Sold Date **14-Jan-25**

Distance **1.56km**



**1/60 MAIN STREET BLACKBURN
 VIC 3130**

 4  2  2

Sold Price ^{RS} **\$1,650,000** ^{UN} Sold Date **01-Feb-25**

Distance **1.48km**



**1/19 DEVON DRIVE BLACKBURN
 NORTH VIC 3130**

 4  3  2

Sold Price ^{RS} **\$1,500,000** Sold Date **24-Nov-24**

Distance **2.14km**



**1/341 ELGAR ROAD SURREY HILLS
 VIC 3127**

 4  3  2

Sold Price **\$1,375,000** Sold Date **23-Nov-24**

Distance **2.5km**



 4  3  2

Sold Price ^{RS} **\$1,375,000** ^{UN} Sold Date **22-Nov-24**

Distance **2.5km**

RS = Recent sale **UN** = Undisclosed Sale

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