

## 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

45 SURREY STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,521,000

Property type

House

Suburb

Box Hill South

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/50 MONASH STREET BOX HILL SOUTH VIC 3128	\$1,370,000	23-Nov-25
8/15-17 SWEETLAND ROAD BOX HILL VIC 3128	\$1,360,000	31-Jan-26
1/6 MAXWELL COURT BLACKBURN SOUTH VIC 3130	\$1,420,000	15-Nov-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: 16 February 2026



**1/50 MONASH STREET BOX HILL  
SOUTH VIC 3128**

4 2 2

Sold Price **\$1,370,000** Sold Date **23-Nov-25**

Distance **0.85km**



**8/15-17 SWEETLAND ROAD BOX  
HILL VIC 3128**

3 2 2

Sold Price <sup>RS</sup> **\$1,360,000** Sold Date **31-Jan-26**

Distance **1.26km**



**1/6 MAXWELL COURT BLACKBURN  
SOUTH VIC 3130**

3 2 2

Sold Price **\$1,420,000** Sold Date **15-Nov-25**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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