

# 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

49 Beaver Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### 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	29 Haig St BOX HILL SOUTH 3128	\$1,423,000	23/11/2024
2	16 Nash Rd BOX HILL SOUTH 3128	\$1,411,000	16/11/2024
3	20 Poole St BURWOOD 3125	\$1,415,000	16/11/2024

**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:

30/04/2025 12:56



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**Rooms:** 1  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
March quarter 2025: \$1,535,500

Comparable Properties



29 Haig St BOX HILL SOUTH 3128 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$1,423,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



16 Nash Rd BOX HILL SOUTH 3128 (REI/VG)

**Agent Comments**

3 1 1

**Price:** \$1,411,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House  
**Land Size:** 641 sqm approx



20 Poole St BURWOOD 3125 (REI/VG)

**Agent Comments**

3 2 3

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 753 sqm approx