# 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

Range between \$1,400,000	&	\$1,475,000
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### Median sale price

Median price	\$1,535,500	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	376 Station St BOX HILL SOUTH 3128	\$1,446,000	03/05/2025
2	24 Charles St SURREY HILLS 3127	\$1,450,000	15/03/2025
3	29 Haig St BOX HILL SOUTH 3128	\$1,423,000	23/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2025 09:58









Property Type: House Land Size: 812 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,400,000 - \$1,475,000 Median House Price March guarter 2025: \$1,535,500

# Comparable Properties



376 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

Price: \$1,446,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 920 sqm approx



24 Charles St SURREY HILLS 3127 (REI/VG)





Price: \$1,450,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 248 sqm approx **Agent Comments** 



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





Price: \$1,423,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 697 sqm approx Agent Comments

Account - VICPROP | P: 03 8888 1011





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