Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,415,000

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 \$1,300,000	&	\$1,430,000
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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.

Add	dress 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

OR

3

20 Poole St BURWOOD 3125

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



16/11/2024





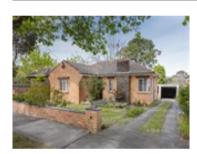
Rooms: 1

Property Type: House (Res) Land Size: 812 sqm approx

Agent Comments

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

Comparable Properties



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



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





Agent Comments

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

Price: \$1,415,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 753 sqm approx

Account - VICPROP | P: 03 8888 1011





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