

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

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	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 comparable properties 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



3 2 2

Property Type: House
Land Size: 812 sqm approx
Agent Comments

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

Comparable Properties



376 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 3

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)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 248 sqm approx



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