

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

6/20 Asquith Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,105,000

Property Type Townhouse

Suburb Box Hill South

Period - From 23/09/2024

to 22/09/2025

Source Property Data

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	4/1215 Riversdale Rd BOX HILL SOUTH 3128	\$725,000	06/09/2025
2	2/380 Elgar Rd BOX HILL 3128	\$719,000	04/07/2025
3	4/15-17 Bass St BOX HILL 3128	\$715,000	28/06/2025

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:

23/09/2025 09:26



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Townhouse Price
23/09/2024 - 22/09/2025: \$1,105,000

Comparable Properties



4/1215 Riversdale Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit



2/380 Elgar Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$719,000
Method: Private Sale
Date: 04/07/2025
Property Type: Unit



4/15-17 Bass St BOX HILL 3128 (REI)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit