

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 INVERLOCH STREET BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Box Hill South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

7 INVERLOCH STREET BOX HILL SOUTH VIC 3128	\$990,000	01-Mar-25
1A ASQUITH STREET BOX HILL SOUTH VIC 3128	\$950,000	09-Nov-24
2A ARCADIA STREET BOX HILL SOUTH VIC 3128	\$957,500	02-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 04 March 2025



7 INVERLOCH STREET BOX HILL SOUTH VIC 3128

3 2 1

Sold Price ^{RS} **\$990,000** ^{UN} Sold Date **01-Mar-25**

Distance **0.03km**



1A ASQUITH STREET BOX HILL SOUTH VIC 3128

3 2 1

Sold Price **\$950,000** Sold Date **09-Nov-24**

Distance **0.82km**



2A ARCADIA STREET BOX HILL SOUTH VIC 3128

3 2 2

Sold Price **\$957,500** Sold Date **02-Nov-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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