

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

70 Margaret Street, Box Hill VIC 3128

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price

Median price

\$1,679,000

Property Type

House

Suburb

Box Hill

Period - From

31/10/2024

to

08/04/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Victoria St, Box Hill Vic	\$1,800,000	26/02/2025
4 Birdwood St, Box Hill South Vic	\$1,980,000	28/02/2025
6 Hannaslea St, Box Hill Vic	\$2,175,000	10/02/2025

This Statement of Information was prepared on:

09/04/2025