

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

8/15 Sweetland Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$927,500 Property Type Townhouse Suburb Box Hill

Period - From 22/01/2025 to 21/01/2026 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	17 Indra Rd BLACKBURN SOUTH 3130	\$1,200,000	14/10/2025
2	2/7 Main St BLACKBURN 3130	\$1,167,000	11/10/2025
3	1/41 Dorking Rd BOX HILL 3128	\$1,150,000	02/10/2025

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:

22/01/2026 19:30



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  2

Property Type: Townhouse (Res)

Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

22/01/2025 - 21/01/2026: \$927,500

Comparable Properties



17 Indra Rd BLACKBURN SOUTH 3130 (VG)

Agent Comments

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Price: \$1,200,000

Method: Sale

Date: 14/10/2025

Property Type: Retail - Mixed Use (Unspecified)

Land Size: 161 sqm approx



2/7 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,167,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 170 sqm approx

1/41 Dorking Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$1,150,000

Method: Sale

Date: 02/10/2025

Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Account - McGrath Box Hill | P: 03 9889 8800



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