

# 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 5 Duncan Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,270,000 Property Type House Suburb Box Hill South

Period - From 01/04/2026 to 30/06/2026 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	24 Westminster CI BLACKBURN SOUTH 3130	\$1,225,000	27/06/2026
2	14 Ayr St BLACKBURN SOUTH 3130	\$1,155,000	27/06/2026
3			

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.~~

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**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
June quarter 2026: \$1,270,000



3 1 2

**Property Type:** House

[Agent Comments](#)

## Comparable Properties



**24 Westminster CI BLACKBURN SOUTH 3130 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$1,225,000  
**Method:** Auction Sale  
**Date:** 27/06/2026  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**14 Ayr St BLACKBURN SOUTH 3130 (REI)**

[Agent Comments](#)

3 1 1

**Price:** \$1,155,000  
**Method:** Auction Sale  
**Date:** 27/06/2026  
**Property Type:** House (Res)

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.

Account - McGrath Box Hill | P: 03 9889 8800



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