

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

439B Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Box Hill

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 five kilometres of the property for sale in the last 18 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	1a Haughton Ct BOX HILL SOUTH 3128	\$990,000	18/07/2026
2	1/777 Canterbury Rd SURREY HILLS 3127	\$1,075,000	08/07/2026
3	9 Inverloch St BOX HILL SOUTH 3128	\$980,000	03/07/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/07/2026 13:13

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3 2 2

Property Type: House
Land Size: 485 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
June quarter 2026: \$1,610,000

Comparable Properties



1a Haughton Ct BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$990,000
Method: Sold Before Auction
Date: 18/07/2026
Property Type: Unit
Land Size: 309 sqm approx



1/777 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments

3 1 2

Price: \$1,075,000
Method: Private Sale
Date: 08/07/2026
Property Type: House



9 Inverloch St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 1

Price: \$980,000
Method: Private Sale
Date: 03/07/2026
Property Type: House (Res)
Land Size: 164 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800