

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

1A Haughton Court, Box Hill South 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 \$875,000 Property Type Unit Suburb Box Hill South

Period - From 17/06/2025 to 16/06/2026 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	2/11 Stott St BOX HILL SOUTH 3128	\$1,050,000	17/05/2026
2	15 Peppermint Gr BOX HILL SOUTH 3128	\$980,000	14/05/2026
3	1/35 Wellman St BOX HILL SOUTH 3128	\$1,088,000	25/03/2026

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: 17/06/2026 16:05



Property Type: Unit

Land Size: 309 sqm approx

Agent Comments

Comparable Properties



2/11 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 17/05/2026

Property Type: Unit

Land Size: 236 sqm approx



15 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 373 sqm approx



1/35 Wellman St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,088,000

Method: Expression of Interest

Date: 25/03/2026

Property Type: House (Res)