### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address Including suburb and postcode	437 Station Street, Box Hill Vic 3128

#### Indicative selling price

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

#### Median sale price

Median price	\$1,707,500	Pro	perty Type	House		Suburb	Box Hill
Period - From	01/10/2024	to	30/09/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	21 Halsey St BOX HILL SOUTH 3128	\$1,480,000	07/11/2025
2	306 Station St BOX HILL SOUTH 3128	\$1,405,000	16/09/2025
3	322 Station St BOX HILL SOUTH 3128	\$1,415,000	05/06/2025

#### 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:	25/11/2025 09:51



Date of sale











Property Type: House Land Size: 702 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,380,000 - \$1,480,000 **Median House Price** 

Year ending September 2025: \$1,707,500

## Comparable Properties



21 Halsey St BOX HILL SOUTH 3128 (REI)





Price: \$1,480,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: House (Res) Land Size: 697 sqm approx

**Agent Comments** 



306 Station St BOX HILL SOUTH 3128 (REI/VG)





Agent Comments

Price: \$1,405,000 Method: Private Sale Date: 16/09/2025 Property Type: House Land Size: 652 sqm approx

322 Station St BOX HILL SOUTH 3128 (REI/VG)





Price: \$1,415,000 Method: Private Sale Date: 05/06/2025 Property Type: House Land Size: 904 sqm approx **Agent Comments** 

Account - McGrath Box Hill | P: 03 9889 8800





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