

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

437 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,707,500

Property 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	Price	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



4 2 4

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)

[Agent Comments](#)

4 2 2

Price: \$1,480,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx



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

[Agent Comments](#)

4 2 2

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)

[Agent Comments](#)

4 2 3

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