

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

8/15 Sweetland Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$960,500

Property Type Townhouse

Suburb Box Hill

Period - From 18/12/2024

to

17/12/2025

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	4/76 Foch St BOX HILL SOUTH 3128	\$1,088,000	15/10/2025
2	17 Indra Rd BLACKBURN SOUTH 3130	\$1,200,000	14/10/2025
3	301 Station St BOX HILL SOUTH 3128	\$1,071,000	30/08/2025

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:

18/12/2025 16:15



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Property Type: Townhouse (Res)

Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

18/12/2024 - 17/12/2025: \$960,500

Comparable Properties



4/76 Foch St BOX HILL SOUTH 3128 (REI)

Agent Comments

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Price: \$1,088,000

Method: Private Sale

Date: 15/10/2025

Property Type: Townhouse (Single)

Land Size: 267 sqm approx



17 Indra Rd BLACKBURN SOUTH 3130 (VG)

Agent Comments

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Price: \$1,200,000

Method: Sale

Date: 14/10/2025

Property Type: Retail - Mixed Use (Unspecified)

Land Size: 161 sqm approx



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

Agent Comments

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Price: \$1,071,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

Land Size: 317 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800