

## 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

5 MORITZ STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,506,500

Property type

House

Suburb

Box Hill South

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

3 HILL STREET BOX HILL SOUTH VIC 3128	\$1,588,000	29-Apr-26
27 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$1,500,000	29-Jan-26
12 BENNETT STREET BURWOOD VIC 3125	\$1,591,200	14-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 01 June 2026



### 3 HILL STREET BOX HILL SOUTH VIC 3128

3 1 2

Sold Price <sup>RS</sup> **\$1,588,000** Sold Date **29-Apr-26**

Distance **0.63km**



### 27 BEGONIA STREET BOX HILL SOUTH VIC 3128

3 - -

Sold Price **\$1,500,000** Sold Date **29-Jan-26**

Distance **0.5km**



### 12 BENNETT STREET BURWOOD VIC 3125

4 3 2

Sold Price <sup>RS</sup> **\$1,591,200** Sold Date **14-Feb-26**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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