

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 13 Roberts Avenue, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,411,000 Property Type House Suburb Box Hill South

Period - From 01/01/2026 to 31/03/2026 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	23 Donald St BLACKBURN SOUTH 3130	\$1,360,000	19/04/2026
2	29 Surrey St BOX HILL SOUTH 3128	\$1,415,000	21/03/2026
3	15 Roberts Av BOX HILL SOUTH 3128	\$1,430,000	25/02/2026

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: 05/06/2026 14:18



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  1

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2026: \$1,411,000

Comparable Properties



23 Donald St BLACKBURN SOUTH 3130 (REI)

Agent Comments

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Price: \$1,360,000

Method: Private Sale

Date: 19/04/2026

Property Type: House

Land Size: 704 sqm approx



29 Surrey St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

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Price: \$1,415,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 745 sqm approx



15 Roberts Av BOX HILL SOUTH 3128 (REI)

Agent Comments

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Price: \$1,430,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 636 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188