

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

1/49 Monash Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price

\$875,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/04/2026

to

30/06/2026

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	2/10 Kilsyth Av BURWOOD 3125	\$1,018,888	15/05/2026
2	2/27 Surrey St BOX HILL SOUTH 3128	\$1,165,000	31/03/2026
3	3/8 Moritz St BOX HILL SOUTH 3128	\$1,150,000	28/02/2026

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:

03/08/2026 11:48



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Rooms: 5
Property Type: Townhouse
Land Size: 274 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
June quarter 2026: \$875,000

Comparable Properties



2/10 Kilsyth Av BURWOOD 3125 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,018,888
Method: Private Sale
Date: 15/05/2026
Property Type: Townhouse (Res)



2/27 Surrey St BOX HILL SOUTH 3128 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,165,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)



3/8 Moritz St BOX HILL SOUTH 3128 (REI/VG)

[Agent Comments](#)

3 3 1

Price: \$1,150,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Account - McGrath Blackburn | P: 0398771277