

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

15 Peppermint Grove, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$816,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/10/2025

to

31/12/2025

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	1/10 Roberts Av BOX HILL SOUTH 3128	\$975,000	21/03/2026
2	13 Peppermint Gr BOX HILL SOUTH 3128	\$920,000	29/11/2025
3	11 Peppermint Gr BOX HILL SOUTH 3128	\$950,000	08/11/2025

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:

25/03/2026 10:08

Peter Dragic
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Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2025: \$816,000



Property Type: House (Previously Occupied - Detached)
Land Size: 373 sqm approx
Agent Comments

Comparable Properties



1/10 Roberts Av BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$975,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 302 sqm approx



13 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



11 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 234 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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