

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

1/40 STOTT STREET BOX HILL SOUTH VIC 3128

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,400

Property type

Unit

Suburb

Box Hill South

Period-from

01 Apr 2025

to

31 Mar 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

4 CADORNA STREET BOX HILL SOUTH VIC 3128	\$1,535,000	02-Feb-26
3/20 OXFORD STREET CAMBERWELL VIC 3124	\$1,597,000	11-Apr-26
52 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$1,525,000	23-Oct-25

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: 17 April 2026



4 CADORNA STREET BOX HILL SOUTH VIC 3128

 5  3  2

Sold Price ^{RS} **\$1,535,000** ^{UN} Sold Date **02-Feb-26**

Distance **0.35km**



3/20 OXFORD STREET CAMBERWELL VIC 3124

 4  2  2

Sold Price ^{RS} **\$1,597,000** Sold Date **11-Apr-26**

Distance **1.84km**



52 BEGONIA STREET BOX HILL SOUTH VIC 3128

 5  4  2

Sold Price **\$1,525,000** Sold Date **23-Oct-25**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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