

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

18 David Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$2,750,000

&

\$2,970,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Box Hill South

Period - From 01/04/2025

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	4 Derby St BLACKBURN 3130	\$2,860,000	28/03/2026
2	20 Combarton St BOX HILL 3128	\$3,260,000	21/03/2026
3	7 Shields Ct BLACKBURN SOUTH 3130	\$2,725,000	14/02/2026

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:

03/07/2026 09:18



5
 4
 2

Property Type: House (Res)

Land Size: 525 sqm approx

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,970,000

Median Unit Price

Year ending March 2026: \$950,000

Comparable Properties



4 Derby St BLACKBURN 3130 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,860,000

Method: Auction Sale

Date: 28/03/2026

Rooms: 7

Property Type: House (Res)

Land Size: 696 sqm approx



20 Combarton St BOX HILL 3128 (REI)

Agent Comments

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 5
 2

Price: \$3,260,000

Method: Sold Before Auction

Date: 21/03/2026

Property Type: House (Res)

Land Size: 647 sqm approx



7 Shields Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

5
 5
 2

Price: \$2,725,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 902 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408