

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

2/2 David Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$695,000

&

\$760,000

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	4/18 Edinburgh St BOX HILL SOUTH 3128	\$755,000	14/02/2026
2	5/40 Barcelona St BOX HILL 3128	\$685,500	15/11/2025
3	7/20 Asquith St BOX HILL SOUTH 3128	\$775,000	20/10/2025

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:

01/04/2026 10:31

Chris Clerke
9870 6211
0459 101 811

chrisclerke@jellisrcraig.com.au

Indicative Selling Price

\$695,000 - \$760,000

Median Unit Price

December quarter 2025: \$816,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/18 Edinburgh St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit



5/40 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 2

Price: \$685,500

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

Land Size: 127 sqm approx



7/20 Asquith St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 2

Price: \$775,000

Method: Sold Before Auction

Date: 20/10/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211