

# 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 203/165 Middleborough Road, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$829,500 Property Type Unit Suburb Box Hill South

Period - From 11/04/2023 to 10/04/2024 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	207/13 Foundation Blvd BURWOOD EAST 3151	\$600,000	13/02/2024
2	5/20-22 Canterbury Rd BLACKBURN SOUTH 3130	\$590,000	21/02/2024
3	109/260 Burwood Hwy BURWOOD 3125	\$545,000	11/03/2024

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: 11/04/2024 07:09



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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

11/04/2023 - 10/04/2024: \$829,500

## Comparable Properties

**207/13 Foundation Blvd BURWOOD EAST  
3151 (VG)**

Agent Comments

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**Price:** \$600,000

**Method:** Sale

**Date:** 13/02/2024

**Property Type:** Subdivided Flat - Single OYO  
Flat



**5/20-22 Canterbury Rd BLACKBURN SOUTH  
3130 (REI)**

Agent Comments

2   2   1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** Apartment  
**Land Size:** 154 sqm approx



**109/260 Burwood Hwy BURWOOD 3125 (REI)**

Agent Comments

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**Price:** \$545,000

**Method:** Private Sale

**Date:** 11/03/2024

**Property Type:** Apartment

**Account - Jellis Craig | P: (03) 9908 5700**