

# 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

23 Combarton Street, Box Hill 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,720,000 Property Type House Suburb Box Hill

Period - From 01/01/2024 to 31/03/2024 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	7 Alexander St BOX HILL 3128	\$1,550,000	05/03/2024
2	8 Gibson St BOX HILL SOUTH 3128	\$1,425,000	02/03/2024
3			

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: 20/05/2024 11:16



**Property Type:** House (Res)

**Land Size:** 646 sqm approx

**Agent Comments**

Just meters from parkland in the prized Combarton Street period precinct, this charming 1940s home and its impressive 646sqm parcel present a compelling opportunity for young families to immediately enjoy the renowned family lifestyle.

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2024: \$1,720,000

## Comparable Properties



**7 Alexander St BOX HILL 3128 (REI/VG)**

**Agent Comments**



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House (Res)

**Land Size:** 483 sqm approx



**8 Gibson St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$1,425,000

**Method:** Private Sale

**Date:** 02/03/2024

**Property Type:** House

**Land Size:** 612 sqm approx

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.