

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

27 Edinburgh Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,465,500

Property Type House

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	24 Hastings Av BLACKBURN SOUTH 3130	\$1,510,000	31/01/2026
2	27 Begonia St BOX HILL SOUTH 3128	\$1,500,000	29/01/2026
3	437 Station St BOX HILL 3128	\$1,501,000	16/12/2025

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:

20/04/2026 17:33



3 2 1

Rooms: 4

Property Type: House

Land Size: 630 sqm approx

Agent Comments

Comparable Properties



24 Hastings Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

5 3 2

Price: \$1,510,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 920 sqm approx

27 Begonia St BOX HILL SOUTH 3128 (VG)

Agent Comments

3 - -

Price: \$1,500,000

Method: Sale

Date: 29/01/2026

Property Type: House (Res)

Land Size: 748 sqm approx



437 Station St BOX HILL 3128 (REI/VG)

Agent Comments

4 2 4

Price: \$1,501,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 702 sqm approx