

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

3/14 Grandview Road, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

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	2B Begonia St BOX HILL SOUTH 3128	\$1,197,000	31/01/2026
2	1/3 Talbett St BURWOOD 3125	\$1,266,000	07/03/2026
3	1/7 Halsey St BOX HILL SOUTH 3128	\$1,303,850	18/04/2026

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:

25/06/2026 13:24

3/14 Grandview Road, Box Hill South Vic 3128

Wendy Zhou
0420 824 677
wendy@heavyside.co



4 2 2

Property Type: Townhouse (Res)
Land Size: 251 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
Year ending March 2026: \$1,465,500

Comparable Properties

2B Begonia St BOX HILL SOUTH 3128 (REI) Agent Comments

3 2 2

Price: \$1,197,000
Method:
Date: 31/01/2026
Property Type: Townhouse (Single)

1/3 Talbett St BURWOOD 3125 (REI) Agent Comments

4 2 3

Price: \$1,266,000
Method:
Date: 07/03/2026
Property Type: Townhouse (Single)

1/7 Halsey St BOX HILL SOUTH 3128 (REI) Agent Comments

4 2 2

Price: \$1,303,850
Method:
Date: 18/04/2026
Property Type: Townhouse (Single)

Account - Heavyside



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