

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 Grandview Road, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Box Hill South

Period - From

11/08/2025

to

10/08/2026

Source

Property Data

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	447 Mont Albert Rd BOX HILL 3128	\$1,582,000	29/06/2026
2	9 Everton Gr SURREY HILLS 3127	\$1,460,000	26/04/2026
3	29 William St BOX HILL 3128	\$1,488,000	28/02/2026

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:

11/08/2026 14:27



 3  2  1

Rooms: 6

Property Type: House (Res)

Land Size: 523 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

11/08/2025 - 10/08/2026: \$1,480,000

Comparable Properties



447 Mont Albert Rd BOX HILL 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,582,000

Method: Private Sale

Date: 29/06/2026

Property Type: House (Res)

Land Size: 614 sqm approx



9 Everton Gr SURREY HILLS 3127 (REI)

Agent Comments

 4  1  2

Price: \$1,460,000

Method: Sold Before Auction

Date: 26/04/2026

Property Type: House (Res)

Land Size: 678 sqm approx



29 William St BOX HILL 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,488,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 896 sqm approx

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