

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

36 Devon Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$1,542,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2025

to

31/12/2025

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	2/34 Birdwood St BOX HILL SOUTH 3128	\$1,500,000	22/02/2026
2	73 Eley Rd BOX HILL SOUTH 3128	\$1,800,000	14/11/2025
3	2b Inverness Av BURWOOD 3125	\$1,720,000	30/09/2025

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:

23/03/2026 15:55

 4  3  1

Rooms: 1
Property Type: House
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
December quarter 2025: \$1,542,000

Comparable Properties



2/34 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  3  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 22/02/2026
Property Type: Townhouse (Res)



73 Eley Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,800,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 300 sqm approx



2b Inverness Av BURWOOD 3125 (VG)

Agent Comments

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Price: \$1,720,000
Method: Sale
Date: 30/09/2025
Property Type: House (Res)
Land Size: 254 sqm approx