

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

41 Clota Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Box Hill

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	30 Harrow St BOX HILL 3128	\$1,375,000	30/03/2026
2	11 Packham St BOX HILL NORTH 3129	\$1,410,000	21/03/2026
3	1062 Whitehorse Rd BOX HILL 3128	\$1,445,000	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:

29/04/2026 10:22



3
 1
 2

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending March 2026: \$1,700,000

Comparable Properties



30 Harrow St BOX HILL 3128 (REI)

Agent Comments

3
 1
 2

Price: \$1,375,000
Method: Private Sale
Date: 30/03/2026
Property Type: House (Res)
Land Size: 723 sqm approx



11 Packham St BOX HILL NORTH 3129 (REI)

Agent Comments

3
 2
 2

Price: \$1,410,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx



1062 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

5
 2
 2

Price: \$1,445,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 483 sqm approx

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