

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

43 Barkly Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$1,597,500

Property Type House

Suburb Box Hill

Period - From 27/08/2025

to

26/08/2026

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	2 Hone Av BLACKBURN SOUTH 3130	\$1,075,000	01/06/2026
2	15 Peppermint Gr BOX HILL SOUTH 3128	\$980,000	14/05/2026
3	1/35 Wellman St BOX HILL SOUTH 3128	\$1,088,000	25/03/2026

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:

27/08/2026 21:44



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

27/08/2025 - 26/08/2026: \$1,597,500

Comparable Properties



2 Hone Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,075,000

Method: Private Sale

Date: 01/06/2026

Property Type: House

Land Size: 611 sqm approx



15 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$980,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 373 sqm approx



1/35 Wellman St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 1 2

Price: \$1,088,000

Method: Expression of Interest

Date: 25/03/2026

Property Type: House (Res)

two houses in one land, this is front one Land size 347sqm

Account - McGrath Box Hill | P: 03 8843 0200