

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

5 Duncan Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,411,000

Property Type House

Suburb Box Hill South

Period - From 01/01/2026

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	46 Erasmus St SURREY HILLS 3127	\$1,310,000	13/05/2026
2	2/70 Albion Rd BOX HILL 3128	\$1,230,000	24/04/2026
3	1 Moore St BOX HILL SOUTH 3128	\$1,250,000	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:

26/06/2026 18:46



Property Type: House

Agent Comments

Comparable Properties



46 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,310,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 310 sqm approx



2/70 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,230,000

Method: Sold Before Auction

Date: 24/04/2026

Property Type: House (Res)

Land Size: 445 sqm approx



1 Moore St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 292 sqm approx