

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 Wavell Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,652,500

Property Type House

Suburb Box Hill

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	29 William St BOX HILL 3128	\$1,488,000	28/02/2026
2	2 Catherine St BOX HILL 3128	\$1,585,000	18/02/2026
3	4 Barcelona St BOX HILL 3128	\$1,660,000	20/12/2025

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:

01/04/2026 13:17



 4  2  1

Property Type: House

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



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



2 Catherine St BOX HILL 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,585,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 560 sqm approx



4 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,660,000

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 613 sqm approx