

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

6 PIEDMONT STREET BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,450,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,485,500

Property type

House

Suburb

Box Hill South

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

2 HAUGHTON COURT BOX HILL SOUTH VIC 3128	\$2,450,000	13-Nov-24
7A HOTHAM STREET MONT ALBERT VIC 3127	\$2,600,000	09-Nov-24
31 ALBANY CRESCENT SURREY HILLS VIC 3127	\$2,506,000	15-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 04 April 2025



2 HAUGHTON COURT BOX HILL SOUTH VIC 3128

4 2 2

Sold Price **\$2,450,000** Sold Date **13-Nov-24**

Distance **0.88km**



7A HOTHAM STREET MONT ALBERT VIC 3127

5 3 2

Sold Price **\$2,600,000** Sold Date **09-Nov-24**

Distance **1.84km**



31 ALBANY CRESCENT SURREY HILLS VIC 3127

5 3 2

Sold Price **\$2,506,000** Sold Date **15-Feb-25**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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