

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

8 Houston Court, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Box Hill South

Period - From

01/04/2026

to

30/06/2026

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	1a Haughton Ct BOX HILL SOUTH 3128	\$990,000	18/07/2026
2	15 Inverloch St BOX HILL SOUTH 3128	\$950,000	18/04/2026
3	1/37 Stott St BOX HILL SOUTH 3128	\$940,000	14/03/2026

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:

16/09/2026 14:39



 3  1  1

Property Type: Unit
Land Size: 334 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$1,270,000

Comparable Properties



1a Houghton Ct BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$990,000
Method: Sold Before Auction
Date: 18/07/2026
Property Type: Unit
Land Size: 309 sqm approx

15 Inverloch St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  1  2

Price: \$950,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)



1/37 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  1

Price: \$940,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit
Land Size: 343 sqm approx