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	1/41 Foch Street, Box Hill South Vic 3128

Indicative selling price

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

Single price $949,000

Median sale price

Median price $1,507,000 Property Type House Suburb Box Hill South

Period - From 01/07/2024 to 30/06/2025 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	7 Inverloch St BOX HILL SOUTH 3128	$990,000	01/03/2025
2	2/60-64 Foch St BOX HILL SOUTH 3128	$952,000	21/05/2025
3			

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: 25/08/2025 14:13

1/41 Foch Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$949,000
Median House Price
Year ending June 2025: $1,507,000

Comparable Properties

7 Inverloch St BOX HILL SOUTH 3128 (REI)

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Agent Comments

Price: $990,000
Method:
Date: 01/03/2025
Property Type: House



2/60-64 Foch St BOX HILL SOUTH 3128 (REI)

3 2 1

Agent Comments

Price: $952,000
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)

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.

Account - Heavyside

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