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	1/3 PEACE 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$952,250	Property type	Unit	Suburb	Box Hill South
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
4/23 SIMPSONS ROAD BOX HILL VIC 3128	$870,000	04-Oct-25
1/22 HILL STREET BOX HILL SOUTH VIC 3128	$816,000	12-Oct-25
3 LANDALE STREET BOX HILL VIC 3128	$849,000	14-Jun-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: 12 November 2025

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4/23 SIMPSONS ROAD BOX HILL VIC 3128

3 1 1

Sold Price RS **$870,000** Sold Date **04-Oct-25**

Distance **1.68km**



1/22 HILL STREET BOX HILL SOUTH VIC 3128

2 1 2

Sold Price RS **$816,000** UN Sold Date **12-Oct-25**

Distance **0.38km**



3 LANDALE STREET BOX HILL VIC 3128

2 1 1

Sold Price **$849,000** Sold Date **14-Jun-25**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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