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	437 Station Street, Box Hill Vic 3128

Indicative selling price

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

Single price $1,480,000

Median sale price

Median price $1,707,500 Property Type House Suburb Box Hill

Period - From 01/10/2024 to 30/09/2025 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	27 Grandview Rd BOX HILL SOUTH 3128	$1,470,000	03/12/2025
2	21 Halsey St BOX HILL SOUTH 3128	$1,480,000	07/11/2025
3	10 Perth St BLACKBURN SOUTH 3130	$1,450,000	25/10/2025

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: 15/12/2025 11:36

437 Station Street, Box Hill Vic 3128



4 2 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,480,000
Median House Price
Year ending September 2025: $1,707,500

Comparable Properties



27 Grandview Rd BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $1,470,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 754 sqm approx

Agent Comments



21 Halsey St BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $1,480,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



10 Perth St BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,450,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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