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	15 Roberts Avenue, Box Hill South Vic 3128

Indicative selling price

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

Single price	$1,475,000

Median sale price

Median price	$1,542,000	Property Type	House	Suburb	Box Hill South
Period - From	01/10/2025	to	31/12/2025	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	15 Hilltop Cr BURWOOD EAST 3151	$1,452,000	07/02/2026
2	5 Eley Rd BLACKBURN SOUTH 3130	$1,370,000	29/11/2025
3	13 Roberts Av BOX HILL SOUTH 3128	$1,435,000	26/11/2025

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: 21/02/2026 13:43

15 Roberts Avenue, Box Hill South Vic 3128

JellisCraig

Emmerson Lynch
9908 5700
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Indicative Selling Price
$1,475,000
Median House Price
December quarter 2025: $1,542,000



2 1 1

Property Type: House
Land Size: 636 sqm approx

Agent Comments

Comparable Properties



15 Hilltop Cr BURWOOD EAST 3151 (REI)

3 1 4

Price: $1,452,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments



5 Eley Rd BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,370,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments



13 Roberts Av BOX HILL SOUTH 3128 (REI/VG)

3 1 1

Price: $1,435,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments

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