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	2/11 Stott Street, Box Hill South Vic 3128

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,465,500 Property Type House Suburb Box Hill South

Period - From 01/04/2025 to 31/03/2026 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	2/27 Surrey St BOX HILL SOUTH 3128	$1,165,000	31/03/2026
2	1/37 Stott St BOX HILL SOUTH 3128	$940,000	14/03/2026
3	1 Moore St BOX HILL SOUTH 3128	$1,250,000	28/02/2026

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: 21/04/2026 13:44

2/11 Stott Street, Box Hill South Vic 3128

Stefan Cook
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3 2 1

Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending March 2026: $1,465,500

Comparable Properties



2/27 Surrey St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,165,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)

Agent Comments



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

3 2 1

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

Agent Comments



1 Moore St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Account - Heavyside

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