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	385 Station Street, Box Hill South Vic 3128

Indicative selling price

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

Single price $1,289,000

Median sale price

Median price	$1,480,000	Property Type	House	Suburb	Box Hill South
Period - From	01/01/2025	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	320 Station St BOX HILL SOUTH 3128	$1,185,000	14/01/2026
2	1/1197 Riversdale Rd BOX HILL SOUTH 3128	$1,200,000	28/10/2025
3	25 Grandview Rd BOX HILL SOUTH 3128	$1,325,000	05/10/2025

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: 26/02/2026 09:44

385 Station Street, Box Hill South Vic 3128



4 1 4

Property Type: House
Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price
$1,289,000
Median House Price
Year ending December 2025: $1,480,000

Comparable Properties



320 Station St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,185,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 518 sqm approx

Agent Comments



1/1197 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)

4 2 3

Price: $1,200,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 430 sqm approx

Agent Comments



25 Grandview Rd BOX HILL SOUTH 3128 (REI/VG)

4 1 2

Price: $1,325,000
Method: Sold After Auction
Date: 05/10/2025
Property Type: House
Land Size: 640 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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