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	19 Hamel Street, Box Hill South Vic 3128

Indicative selling price

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

Single price $2,150,000

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	7 Fowler St BOX HILL SOUTH 3128	$2,335,000	28/02/2026
2	25 Devon St BOX HILL SOUTH 3128	$1,895,000	15/11/2025
3			

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: 30/03/2026 11:49

19 Hamel Street, Box Hill South Vic 3128



4 2 2

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000
Median House Price
December quarter 2025: $1,542,000

Comparable Properties



7 Fowler St BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $2,335,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments



25 Devon St BOX HILL SOUTH 3128 (REI/VG)

4 2 2

Price: $1,895,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

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.

Account - Fletchers | P: 9836 2222 | F: 9836 9822

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