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	28 Acacia Street, Box Hill Vic 3128

Indicative selling price

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

Single price: $1,749,000

Median sale price

Median price: $1,725,000 | Property Type: House | Suburb: Box Hill

Period - From: 01/01/2025 to: 31/03/2025 | 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	46 Monash St BOX HILL SOUTH 3128	$1,765,000	12/04/2025
2	34 Hill St BOX HILL SOUTH 3128	$1,610,000	03/04/2025
3	28 Collins St BOX HILL 3128	$1,725,000	22/03/2025

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: 14/04/2025 10:20

28 Acacia Street, Box Hill Vic 3128



3 1 1

Property Type: House
Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price
$1,749,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



46 Monash St BOX HILL SOUTH 3128 (REI)

4 2 6

Price: $1,765,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



34 Hill St BOX HILL SOUTH 3128 (REI)

4 3 2

Price: $1,610,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



28 Collins St BOX HILL 3128 (REI)

3 2 3

Price: $1,725,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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