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	4a Surrey Street, Box Hill South Vic 3128

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,085,000 Property Type Townhouse Suburb Box Hill South

Period - From 17/08/2025 to 16/08/2026 Source Property Data

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	3/14 Grandview Rd BOX HILL SOUTH 3128	$1,245,000	29/07/2026
2	3/11 Farleigh Av BURWOOD 3125	$1,251,000	18/07/2026
3	2/31 Bentley St SURREY HILLS 3127	$1,530,000	14/03/2026

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: 17/08/2026 09:25

4a Surrey Street, Box Hill South Vic 3128



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,350,000
Median Townhouse Price
17/08/2025 - 16/08/2026: $1,085,000

Comparable Properties



3/14 Grandview Rd BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $1,245,000
Method: Sold Before Auction
Date: 29/07/2026
Property Type: Townhouse (Res)
Land Size: 251 sqm approx

Agent Comments



3/11 Farleigh Av BURWOOD 3125 (REI)

4 3 2

Price: $1,251,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Townhouse (Res)

Agent Comments



2/31 Bentley St SURREY HILLS 3127 (REI/VG)

4 3 2

Price: $1,530,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

Agent Comments

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

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