Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 12/11/26

Property offered for sale

Address
Including suburb and postcode: 26 BEAVER STREET BOX HILL SOUTH VIC 3128

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
House	5	3	4	150m²	732m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

~~Single price~~

or

Range between $1,400,000 & $1,500,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price $1,480,000 | Property type House | Suburb Box Hill South

Period: from 12 May 2026 to 12 Nov 2026 | Source Cotality

Comparable property sales

~~These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.~~

~~If there were fewer than three, but one or two, comparable properties, these must be included below.~~

~~These properties were used to help determine the estimated selling price.~~

Comparable property 1

Address	Sale price	Date of sale
7 STIRLING ROAD BLACKBURN SOUTH VIC 3130	$1,460,000	05-Nov-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	2	1	164m²	615m²

Comparable property 2

Address	Sale price	Date of sale
35 CHARLOTTE STREET BLACKBURN SOUTH VIC 3130	$1,371,500	12-Sep-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
HOUSE	5	2	2	249m²	676m²

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

X **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

This property is particularly unique, comprising a three-bedroom home plus a separate two-bedroom granny flat. Comparable properties with this configuration are very limited in Box Hill South. We have therefore used five-bedroom, two-bathroom properties as the closest available comparisons.