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	49 Combarton Street, Box Hill Vic 3128

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,557,500 Property Type House Suburb Box Hill

Period - From 01/08/2023 to 31/07/2024 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	20 Monash St BOX HILL SOUTH 3128	$2,200,000	06/06/2024
2	37 Bass St BOX HILL 3128	$2,220,000	27/03/2024
3	2 Milton Cr BOX HILL SOUTH 3128	$2,035,000	27/03/2024

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: 01/08/2024 17:13

49 Combarton Street, Box Hill Vic 3128



4 2 4

Property Type: House
Land Size: 783 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
01/08/2023 - 31/07/2024: $1,557,500

Comparable Properties



20 Monash St BOX HILL SOUTH 3128 (REI)

5 3 -

Price: $2,200,000
Method: Private Sale
Date: 06/06/2024
Property Type: House (Res)

Agent Comments



37 Bass St BOX HILL 3128 (REI/VG)

4 2 2

Price: $2,220,000
Method: Auction Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments



2 Milton Cr BOX HILL SOUTH 3128 (REI/VG)

5 2 2

Price: $2,035,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 742 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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