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	2/22 Frank Street, Box Hill South Vic 3128

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $905,000 Property Type Unit Suburb Box Hill South

Period - From 17/01/2024 to 16/01/2025 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	9 Drewett St SURREY HILLS 3127	$1,580,000	07/12/2024
2	2/7 Halsey St BOX HILL SOUTH 3128	$1,518,000	26/10/2024
3	2/31 Boisdale St SURREY HILLS 3127	$1,690,000	12/09/2024

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: 17/01/2025 11:18

2/22 Frank Street, Box Hill South Vic 3128

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



3 2 2

Property Type: Townhouse (Single)
Land Size: 408 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Unit Price
17/01/2024 - 16/01/2025: $905,000

Comparable Properties



9 Drewett St SURREY HILLS 3127 (REI)

3 2 2

Price: $1,580,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments



2/7 Halsey St BOX HILL SOUTH 3128 (REI)

4 3 2

Price: $1,518,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)
Land Size: 241 sqm approx

Agent Comments



2/31 Boisdale St SURREY HILLS 3127 (REI)

4 3 2

Price: $1,690,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: Townhouse (Single)
Land Size: 184 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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