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	11 Melaleuca Way, Box Hill South Vic 3128

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,050,000 Property Type Townhouse Suburb Box Hill South

Period - From 06/03/2024 to 05/03/2025 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	7 Inverloch St BOX HILL SOUTH 3128	$990,000	01/03/2025
2	4/19 Cambridge St BOX HILL 3128	$883,000	16/02/2025
3	30 Boardman Cl BOX HILL SOUTH 3128	$911,000	18/12/2024

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: 06/03/2025 10:08

11 Melaleuca Way, Box Hill South Vic 3128

Jasper ROBINSON
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3 2 2

Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median Townhouse Price
06/03/2024 - 05/03/2025: $1,050,000

Comparable Properties



7 Inverloch St BOX HILL SOUTH 3128 (REI)

3 2 1

Price: $990,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 213 sqm approx

Agent Comments



4/19 Cambridge St BOX HILL 3128 (REI)

3 2 2

Price: $883,000
Method: Private Sale
Date: 16/02/2025
Property Type: Apartment

Agent Comments



30 Boardman Cl BOX HILL SOUTH 3128 (REI/VG)

3 1 2

Price: $911,000
Method: Private Sale
Date: 18/12/2024
Property Type: House

Agent Comments

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