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	1168 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,412,500 Property Type House Suburb Box Hill South

Period - From 01/01/2024 to 31/03/2024 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	245 Warrigal Rd BURWOOD 3125	$1,465,000	11/05/2024
2	280 Elgar Rd BOX HILL SOUTH 3128	$1,430,000	18/05/2024
3	219 Highbury Rd BURWOOD 3125	$1,320,000	05/04/2024

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: 21/05/2024 08:53

1168 Riversdale Road, Box Hill South Vic 3128

shelter. Real Estate
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4 2 3

Rooms: 7
Property Type: House (Res)
Land Size: 724 sqm approx

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2024: $1,412,500

Agent Comments

This beautifully renovated home offers an exceptional family lifestyle with a superb hilltop vantage point, providing stunning views in a uniquely picturesque location.

Comparable Properties



245 Warrigal Rd BURWOOD 3125 (REI)

4 2 2

Price: $1,465,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



280 Elgar Rd BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments



219 Highbury Rd BURWOOD 3125 (REI/VG)

4 3 4

Price: $1,320,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments

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