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	25 Clydesdale Street, Box Hill Vic 3128

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,725,000 Property Type House Suburb Box Hill

Period - From 01/01/2025 to 31/03/2025 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	22 David St BOX HILL SOUTH 3128	$1,725,000	01/05/2025
2	46 Monash St BOX HILL SOUTH 3128	$1,765,000	12/04/2025
3	28 Collins St BOX HILL 3128	$1,725,000	22/03/2025

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: 26/05/2025 12:36

25 Clydesdale Street, Box Hill Vic 3128

David Banks
03 9810 5000
0422 868 410
davidbanks@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



22 David St BOX HILL SOUTH 3128 (REI)

4 2 1

Price: $1,725,000
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 516 sqm approx

Agent Comments



46 Monash St BOX HILL SOUTH 3128 (REI)

4 2 6

Price: $1,765,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



28 Collins St BOX HILL 3128 (REI)

3 2 3

Price: $1,725,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

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