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	2/938 Canterbury Road, Box Hill South Vic 3128

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,030,000 Property Type Unit Suburb Box Hill South

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	1/12 Salisbury Av BLACKBURN 3130	$1,380,000	11/05/2025
2	3/24 Baldwin Rd BLACKBURN 3130	$1,285,000	10/05/2025
3	1/9 Simpsons Rd BOX HILL 3128	$1,304,500	05/04/2025

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: 28/05/2025 10:22

2/938 Canterbury Road, Box Hill South Vic 3128

RT Edgar

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3 2 2

Property Type: Townhouse
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
March quarter 2025: $1,030,000

Comparable Properties



1/12 Salisbury Av BLACKBURN 3130 (REI)

3 2 2

Price: $1,380,000
Method: Private Sale
Date: 11/05/2025
Property Type: Townhouse (Res)

Agent Comments



3/24 Baldwin Rd BLACKBURN 3130 (REI)

3 2 2

Price: $1,285,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/9 Simpsons Rd BOX HILL 3128 (REI/VG)

3 2 2

Price: $1,304,500
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments

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