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 Devon Street, Box Hill South 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 $1,450,000 Property Type House Suburb Box Hill South

Period - From 01/10/2024 to 30/09/2025 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	17 Wavell St BOX HILL 3128	$1,661,000	12/07/2025
2	25 Clydesdale St BOX HILL 3128	$1,800,000	08/06/2025
3	19 Devon St BOX HILL SOUTH 3128	$1,740,000	31/05/2025

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: 21/10/2025 17:06

FLETCHERS



4 1 1

Rooms: 8
Property Type: House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending September 2025: $1,450,000

Comparable Properties



17 Wavell St BOX HILL 3128 (REI/VG)

4 2 2

Price: $1,661,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



25 Clydesdale St BOX HILL 3128 (REI/VG)

4 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 08/06/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments



19 Devon St BOX HILL SOUTH 3128 (REI/VG)

4 2 1

Price: $1,740,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE | propertydata.com.au

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