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	4 Alexander Street, Box Hill Vic 3128

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,800,000 Property Type House Suburb Box Hill

Period - From 01/07/2025 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	20 Jellicoe St BOX HILL SOUTH 3128	$2,180,000	15/11/2025
2	18 Kangerong Rd BOX HILL 3128	$2,175,000	25/10/2025
3	1 Parkside Av BOX HILL 3128	$2,028,000	30/09/2025

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: 25/11/2025 08:32

4 Alexander Street, Box Hill Vic 3128



4 2 2

Rooms: 8
Property Type: House
Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
September quarter 2025: $1,800,000

Comparable Properties



20 Jellicoe St BOX HILL SOUTH 3128 (REI)

5 3 2

Price: $2,180,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



18 Kangerong Rd BOX HILL 3128 (REI)

4 1 2

Price: $2,175,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 917 sqm approx

Agent Comments



1 Parkside Av BOX HILL 3128 (REI)

4 2 3

Price: $2,028,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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