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	63 Eley Road, Box Hill South Vic 3128

Indicative selling price

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

Single price $2,595,000

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	4 Bettina St BURWOOD EAST 3151	$2,692,000	25/10/2025
2	28 Fowler St BOX HILL SOUTH 3128	$2,507,000	13/09/2025
3	6 Piedmont St BOX HILL SOUTH 3128	$2,640,000	21/06/2025

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: 09/12/2025 16:44

63 Eley Road, Box Hill South Vic 3128

Yili Ma
03 8564 2500
0412 938 115
Yili.ma@marshallwhite.com.au



5 4 2

Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

Indicative Selling Price
$2,595,000
Median House Price
Year ending September 2025: $1,450,000

Comparable Properties



4 Bettina St BURWOOD EAST 3151 (REI)

5 6 2

Price: $2,692,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments

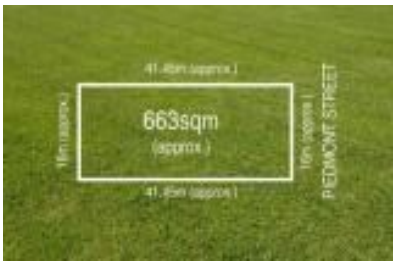


28 Fowler St BOX HILL SOUTH 3128 (REI/VG)

5 2 3

Price: $2,507,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 1024 sqm approx

Agent Comments



6 Piedmont St BOX HILL SOUTH 3128 (REI/VG)

4 3 3

Price: $2,640,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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