

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 9 Inverloch Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,465,500 Property Type House Suburb Box Hill South

Period - From 01/04/2025 to 31/03/2026 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 | 13 Peppermint Gr BOX HILL SOUTH 3128 | \$920,000 | 29/11/2025 |
| 2 | 2b Begonia St BOX HILL SOUTH 3128 | \$1,197,000 | 31/01/2026 |
| 3 | 1 Oak Ct BOX HILL SOUTH 3128 | \$1,032,000 | 13/12/2025 |

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: 04/05/2026 18:24

9 Inverloch Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



 3  2  1

Property Type: House (Previously Occupied - Detached)

Land Size: 164 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$990,000

Median House Price

Year ending March 2026: \$1,465,500

Comparable Properties

13 Peppermint Gr BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$920,000

Method:

Date: 29/11/2025

Property Type: House



2b Begonia St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,197,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Land Size: 296 sqm approx



1 Oak Ct BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,032,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Account - Heavyside



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