

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 Hill Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

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	5 Hannaslea St BOX HILL 3128	\$1,757,000	19/02/2026
2	734 Canterbury Rd SURREY HILLS 3127	\$1,665,000	16/12/2025
3	30 Clydesdale St BOX HILL 3128	\$1,820,000	08/12/2025

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:

05/05/2026 17:25

2 Hill Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



 4  1  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending March 2026: \$1,465,500

Comparable Properties



5 Hannaslea St BOX HILL 3128 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,757,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 650 sqm approx



734 Canterbury Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  2

Price: \$1,665,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 942 sqm approx



30 Clydesdale St BOX HILL 3128 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,820,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 738 sqm approx

Account - Heavyside



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