

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 Gwenda Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

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	20 Combarton St BOX HILL 3128	\$3,260,000	21/03/2026
2	16 Asquith St BOX HILL SOUTH 3128	\$3,250,000	22/01/2026
3	63 Eley Rd BOX HILL SOUTH 3128	\$2,539,000	03/01/2026

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:

19/05/2026 12:26

4 Gwenda Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

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

Comparable Properties



20 Combarton St BOX HILL 3128 (REI)

Agent Comments

5 5 2

Price: \$3,260,000

Method: Sold Before Auction

Date: 21/03/2026

Property Type: House (Res)

Land Size: 647 sqm approx



16 Asquith St BOX HILL SOUTH 3128 (VG)

Agent Comments

5 - -

Price: \$3,250,000

Method: Sale

Date: 22/01/2026

Property Type: House (Res)

Land Size: 678 sqm approx



63 Eley Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

5 4 2

Price: \$2,539,000

Method: Private Sale

Date: 03/01/2026

Property Type: House

Land Size: 638 sqm approx

Account - Heavyside



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