

## 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

1/49 WELLMAN STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,485,500

Property type

House

Suburb

Box Hill South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

5/45 BEGONIA STREET BOX HILL SOUTH VIC 3128

\$1,518,000

04-Feb-25

16A GIBSON STREET BOX HILL SOUTH VIC 3128

\$1,521,000

09-Mar-25

3/55 ANDREWS STREET BURWOOD VIC 3125

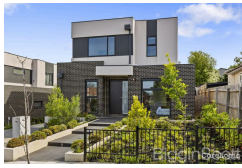
\$1,400,000

20-Feb-25

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 6 months.

This Statement of Information was prepared on: 04 June 2025



**5/45 BEGONIA STREET BOX HILL  
SOUTH VIC 3128**

4 3 2

Sold Price

**\$1,518,000**

Sold Date

**04-Feb-25**

Distance

**0.85km**



**16A GIBSON STREET BOX HILL  
SOUTH VIC 3128**

4 3 2

Sold Price

**\$1,521,000**

Sold Date

**09-Mar-25**

Distance

**0.29km**



**3/55 ANDREWS STREET  
BURWOOD VIC 3125**

4 3 2

Sold Price

**\$1,400,000**

Sold Date

**20-Feb-25**

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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