

# 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

2/35 Cadorna Street, Box Hill South VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,200,000

### Median sale price

Median price

\$900,444

Property Type

Unit

Suburb

Box Hill South

Period - From

27/12/2024

to

26/06/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/47 Station St, Burwood Vic	\$1,111,000	22/03/2025
3/5 Keogh St, Burwood Vic	\$1,195,000	14/05/2025
3/22 Summit Rd, BURWOOD Vic	\$1,250,000	02/06/2025

This Statement of Information was prepared on:

27/06/2025