

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

17/2 CYRIL STREET BOX HILL SOUTH VIC 3128

Indicative selling price

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

Single Price

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jul 2024

to

30 Jun 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

108/3 HAY STREET BOX HILL SOUTH VIC 3128	\$478,000	28-Mar-25
108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	08-Jan-25
109/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$530,000	21-Jan-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: 07 July 2025



108/3 HAY STREET BOX HILL SOUTH VIC 3128

2 1 1

Sold Price ^{RS} **\$478,000** Sold Date **28-Mar-25**

Distance **1.23km**



108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 1 1

Sold Price **\$538,000** Sold Date **08-Jan-25**

Distance **1.98km**



109/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 1 1

Sold Price **\$530,000** Sold Date **21-Jan-25**

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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