

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

1/10 CADORNA 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

13/166 STATION STREET BOX HILL SOUTH VIC 3128	\$774,000	17-May-25
6/38 LIVINGSTONE CLOSE BURWOOD VIC 3125	\$740,000	05-Jun-25
1/1215 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	\$685,000	01-Mar-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: 24 July 2025



**13/166 STATION STREET BOX HILL
SOUTH VIC 3128**

 2  1  1

Sold Price

\$774,000

Sold Date

17-May-25

Distance

0.9km



**6/38 LIVINGSTONE CLOSE
BURWOOD VIC 3125**

 2  1  2

Sold Price

\$740,000

Sold Date

05-Jun-25

Distance

0.42km



**1/1215 RIVERSDALE ROAD BOX
HILL SOUTH VIC 3128**

 2  1  1

Sold Price

\$685,000

Sold Date

01-Mar-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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