

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

34 Beaver Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,507,000

Property Type House

Suburb Box Hill South

Period - From 01/07/2024

to 30/06/2025

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	15 Banksia St BLACKBURN 3130	\$2,254,000	14/06/2025
2	58 Eley Rd BURWOOD EAST 3151	\$2,180,000	28/04/2025
3	7 Ralph St BLACKBURN SOUTH 3130	\$2,442,000	15/03/2025

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:

21/07/2025 16:57

34 Beaver Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending June 2025: \$1,507,000

Comparable Properties



15 Banksia St BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$2,254,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 587 sqm approx



58 Eley Rd BURWOOD EAST 3151 (REI)

Agent Comments

 5  3  2

Price: \$2,180,000

Method: Private Sale

Date: 28/04/2025

Property Type: House

Land Size: 516 sqm approx



7 Ralph St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,442,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 538 sqm approx

Account - Heavyside



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