

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

1/41 Foch Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$850,000

&

\$910,000

Median sale price

Median price \$950,000

Property Type Unit

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	2/60-64 Foch St BOX HILL SOUTH 3128	\$952,000	21/05/2025
2	7 Inverloch St BOX HILL SOUTH 3128	\$990,000	01/03/2025
3	4/19 Cambridge St BOX HILL 3128	\$883,000	16/02/2025

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:

15/07/2025 17:21

1/41 Foch Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$910,000
Median Unit Price
Year ending June 2025: \$950,000

Comparable Properties



2/60-64 Foch St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  1

Price: \$952,000
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)



7 Inverloch St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$990,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 213 sqm approx



4/19 Cambridge St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$883,000
Method: Private Sale
Date: 16/02/2025
Property Type: Apartment

Account - Heavyside



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