

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

12 MORTON 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,485,500

Property type

House

Suburb

Box Hill South

Period-from

01 Jun 2024

to

31 May 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

30 DOUGLAS AVENUE BOX HILL SOUTH VIC 3128	\$1,215,000	31-May-25
372 STATION STREET BOX HILL SOUTH VIC 3128	\$1,305,000	26-Apr-25
324 STATION STREET BOX HILL SOUTH VIC 3128	\$1,233,000	04-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: 04 June 2025

Lydia Yu

M 0452186988

E info@rmiles.com.au



30 DOUGLAS AVENUE BOX HILL SOUTH VIC 3128

3 2 2

Sold Price

^{RS}

\$1,215,000

Sold Date

31-May-25

Distance

0.71km



372 STATION STREET BOX HILL SOUTH VIC 3128

3 2 1

Sold Price

^{RS}

\$1,305,000

^{UN}

Sold Date

26-Apr-25

Distance

1.06km



324 STATION STREET BOX HILL SOUTH VIC 3128

3 1 4

Sold Price

\$1,233,000

Sold Date

04-Mar-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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