

# 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

2/2 David Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$695,000

&

\$760,000

### Median sale price

Median price

\$950,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/04/2025

to

31/03/2026

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	2/22 Hill St BOX HILL SOUTH 3128	\$715,000	21/03/2026
2	4/18 Edinburgh St BOX HILL SOUTH 3128	\$755,000	14/02/2026
3	5/40 Barcelona St BOX HILL 3128	\$685,500	15/11/2025

**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:

20/04/2026 12:59

Chris Clerke  
9870 6211  
0459 101 811  
chrisclerke@jelliscraig.com.au



🛏️ 2 🚿 1 🚗 1

Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$695,000 - \$760,000  
**Median Unit Price**  
Year ending March 2026: \$950,000

## Comparable Properties



2/22 Hill St BOX HILL SOUTH 3128 (REI)

Agent Comments

🛏️ 2 🚿 1 🚗 1

Price: \$715,000  
Method: Auction Sale  
Date: 21/03/2026  
Property Type: Unit



4/18 Edinburgh St BOX HILL SOUTH 3128 (REI)

Agent Comments

🛏️ 2 🚿 1 🚗 1

Price: \$755,000  
Method: Auction Sale  
Date: 14/02/2026  
Property Type: Unit



5/40 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

🛏️ 2 🚿 1 🚗 2

Price: \$685,500  
Method: Auction Sale  
Date: 15/11/2025  
Property Type: Unit  
Land Size: 127 sqm approx