

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

51 BIRDWOOD 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

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,503,000

Property type

House

Suburb

Box Hill South

Period-from

01 Mar 2025

to

28 Feb 2026

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

20 DEVON STREET BOX HILL SOUTH VIC 3128	\$1,734,000	11-Oct-25
25 DEVON STREET BOX HILL SOUTH VIC 3128	\$1,895,000	15-Nov-25
19 WAVELL STREET BOX HILL VIC 3128	\$1,645,000	08-Nov-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: 11 March 2026

P 0398319831

E reception@cooperhill.au

**20 DEVON STREET BOX HILL
SOUTH VIC 3128** 4  2  2Sold Price **\$1,734,000** Sold Date **11-Oct-25**Distance **0.23km****25 DEVON STREET BOX HILL
SOUTH VIC 3128** 4  2  2Sold Price **\$1,895,000** Sold Date **15-Nov-25**Distance **0.16km****19 WAVELL STREET BOX HILL VIC
3128** 3  1  1Sold Price **\$1,645,000** Sold Date **08-Nov-25**Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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