

## 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

1B NAPLES 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,481,500

Property type

House

Suburb

Box Hill South

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 1/49 WELLMAN STREET BOX HILL SOUTH VIC 3128 | \$1,680,000 | 09-Aug-25 |
| 16 GIBSON STREET BOX HILL SOUTH VIC 3128    | \$1,673,000 | 01-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: 10 November 2025

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**1/49 WELLMAN STREET BOX HILL  
SOUTH VIC 3128**

Sold Price

<sup>RS</sup> **\$1,680,000** Sold Date **09-Aug-25**

4 3 2

Distance **0.3km**



**16 GIBSON STREET BOX HILL  
SOUTH VIC 3128**

Sold Price

<sup>RS</sup> **\$1,673,000** Sold Date **01-Nov-25**

4 3 -

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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