

# 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 3/49 Wellman 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 \$1,080,000 & \$1,188,000

### Median sale price

Median price \$1,150,000 Property Type Townhouse Suburb Box Hill South

Period - From 11/06/2025 to 10/06/2026 Source Property Data

### 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	2/27 Surrey St BOX HILL SOUTH 3128	\$1,165,000	31/03/2026
2	2b Begonia St BOX HILL SOUTH 3128	\$1,197,000	31/01/2026
3	2/21 Brougham St BOX HILL 3128	\$1,142,500	03/01/2026

**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: 11/06/2026 09:20



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,080,000 - \$1,188,000  
**Median Townhouse Price**  
11/06/2025 - 10/06/2026: \$1,150,000

## Comparable Properties



2/27 Surrey St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



**Price:** \$1,165,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** Townhouse (Single)



2b Begonia St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



**Price:** \$1,197,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 296 sqm approx



2/21 Brougham St BOX HILL 3128 (REI/VG)

Agent Comments



**Price:** \$1,142,500  
**Method:** Private Sale  
**Date:** 03/01/2026  
**Property Type:** Townhouse (Res)

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