

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

1/58 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

or range
between

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,000

Property type

Unit

Suburb

Box Hill South

Period-from

06 Dec 2025

to

06 Jun 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

1/28 MONASH STREET BOX HILL SOUTH VIC 3128	\$1,170,000	07-Jan-26
1/48-50 HAMEL STREET BOX HILL SOUTH VIC 3128	\$1,195,000	14-Mar-26
5/4 BARKLY STREET BOX HILL VIC 3128	\$1,190,000	02-Mar-26

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: 06 June 2026