

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

2/1190 RIVERSDALE ROAD 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

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,250

Property type

Unit

Suburb

Box Hill South

Period-from

18 May 2025

to

18 Nov 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

6/20 ASQUITH STREET BOX HILL SOUTH VIC 3128	\$795,000	18-Oct-25
4/1215 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	\$725,000	06-Sep-25
13/166 STATION STREET BOX HILL SOUTH VIC 3128	\$774,000	17-May-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: 18 November 2025