

STATEMENT OF INFORMATION

3/34 BIRDWOOD STREET, BOX HILL SOUTH, VIC 3128

PREPARED BY BILLY CHANG, HARCOURTS SETTLE, PHONE: 0423010737

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/34 BIRDWOOD STREET, BOX HILL

4 3 1

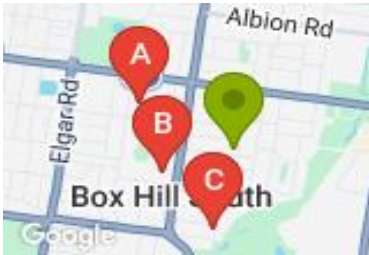
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,450,000 to \$1,550,000**

Provided by: Billy Chang, Harcourts Settle

MEDIAN SALE PRICE



BOX HILL SOUTH, VIC, 3128

Suburb Median Sale Price (Unit)

\$918,500

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



16 GIBSON ST, BOX HILL SOUTH, VIC 3128

4 3 2

Sale Price

\$1,673,000

Sale Date: 01/11/2025

Distance from Property: 701m



31/325 STATION ST, BOX HILL SOUTH, VIC

4 3 2

Sale Price

\$1,466,000

Sale Date: 10/09/2025

Distance from Property: 503m



9 SYCAMORE ST, BOX HILL SOUTH, VIC 3128

4 2 2

Sale Price

***\$1,450,000**

Sale Date: 24/12/2025

Distance from Property: 594m



This report has been compiled on 20/04/2026 by Harcourts Settle. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

3/34 BIRDWOOD STREET, BOX HILL SOUTH, VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,450,000 to \$1,550,000


Median sale price

Median price: \$918,500

Property type: Unit

Suburb: BOX HILL SOUTH

Period: 01 April 2025 to 31 March 2026

Source: 

Comparable property sales

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
16 GIBSON ST, BOX HILL SOUTH, VIC 3128	\$1,673,000	01/11/2025
31/325 STATION ST, BOX HILL SOUTH, VIC 3128	\$1,466,000	10/09/2025
9 SYCAMORE ST, BOX HILL SOUTH, VIC 3128	*\$1,450,000	24/12/2025

This Statement of Information was prepared on: 20/04/2026