

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

137 Middleborough Road, Box Hill South Vic 3128

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$1,466,000

Property Type House

Suburb Box Hill South

Period - From 27/07/2025

to 26/07/2026

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	10 Chamberlin Ct BLACKBURN SOUTH 3130	\$1,100,000	16/06/2026
2	957 Canterbury Rd BOX HILL 3128	\$925,000	03/06/2026
3	139 Middleborough Rd BOX HILL SOUTH 3128	\$990,000	07/04/2026

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:

27/07/2026 11:55



 3  1  1

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$995,000

Median House Price

27/07/2025 - 26/07/2026: \$1,466,000

Comparable Properties



10 Chamberlin Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,100,000

Method: Private Sale

Date: 16/06/2026

Property Type: House

Land Size: 534 sqm approx



957 Canterbury Rd BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$925,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 591 sqm approx



139 Middleborough Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  1  2

Price: \$990,000

Method: Private Sale

Date: 07/04/2026

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9874 3355