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	9 Inverloch Street, Box Hill South Vic 3128

Indicative selling price

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

Range between $950,000 & $995,000

Median sale price

Median price $1,465,500 Property Type House Suburb Box Hill South

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 Oak Ct BOX HILL SOUTH 3128	$952,000	30/05/2026
2	2/11 Stott St BOX HILL SOUTH 3128	$1,050,000	17/05/2026
3	1/2 Linden St BOX HILL SOUTH 3128	$900,000	18/04/2026

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: 25/06/2026 12:20

9 Inverloch Street, Box Hill South Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



3 2 1

Property Type: House (Res)
Land Size: 164 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $995,000
Median House Price
Year ending March 2026: $1,465,500

Comparable Properties



2 Oak Ct BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $952,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments



2/11 Stott St BOX HILL SOUTH 3128 (REI/VG)

3 2 1

Price: $1,050,000
Method: Auction Sale
Date: 17/05/2026
Property Type: Unit
Land Size: 236 sqm approx

Agent Comments



1/2 Linden St BOX HILL SOUTH 3128 (REI/VG)

3 2 1

Price: $900,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments

Account - Heavyside

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