

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

3/38 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$906,750

Property Type Unit

Suburb Box Hill North

Period - From 09/07/2024

to

08/07/2025

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	1/1 Park St BLACKBURN 3130	\$1,085,000	05/04/2025
2	4/19 Laburnum St BLACKBURN 3130	\$1,100,000	03/04/2025
3	4/41 Shannon St BOX HILL NORTH 3129	\$910,000	26/03/2025

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:

09/07/2025 10:47



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median Unit Price
09/07/2024 - 08/07/2025: \$906,750

Comparable Properties



1/1 Park St BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,085,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit



4/19 Laburnum St BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,100,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Unit
Land Size: 251 sqm approx



4/41 Shannon St BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$910,000
Method: Sale
Date: 26/03/2025
Property Type: Strata Unit/Flat

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