# 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              | 3/38 Packham Street, Box Hill North Vic 3129 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |

### Indicative selling price

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

### Median sale price

| Median price  | \$906,750  | Pro | perty Type Ur | it |      | Suburb   | Box Hill North |
|---------------|------------|-----|---------------|----|------|----------|----------------|
| Period - From | 09/07/2024 | to  | 08/07/2025    | So | urce | 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

| Add | dress 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 comparableproperties 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 |
|--|------------------|









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** 

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



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







Price: \$1,100,000

Method: Sold Before Auction

Date: 03/04/2025 Property Type: Unit

Land Size: 251 sqm approx

**Agent Comments** 



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



Price: \$910,000

Method: Sale Date: 26/03/2025

Property Type: Strata Unit/Flat

**Agent Comments** 

Account - Jellis Craig | P: (03) 9908 5700





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