

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

4 RYE STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Box Hill North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

3 BOYLAND COURT BOX HILL NORTH VIC 3129	\$1,180,000	08-Feb-25
47 HARRISON STREET BOX HILL NORTH VIC 3129	\$1,190,000	22-Feb-25
82 KATRINA STREET BLACKBURN NORTH VIC 3130	\$1,150,000	06-May-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2025



**3 BOYLAND COURT BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price **\$1,180,000** Sold Date **08-Feb-25**

Distance **0.13km**

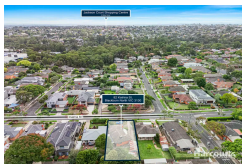


**47 HARRISON STREET BOX HILL
NORTH VIC 3129**

 3  1  3

Sold Price **\$1,190,000** Sold Date **22-Feb-25**

Distance **0.38km**



**82 KATRINA STREET BLACKBURN
NORTH VIC 3130**

 3  1  2

Sold Price ^{RS} **\$1,150,000** Sold Date **06-May-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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