

# 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

1/12 Mary Street, Box Hill North VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$901,000

Property Type

Unit

Suburb

Box Hill North

Period - From

22/01/2025

to

21/07/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/2 Doulton Rd, Blackburn Vic	\$1,390,000	17/06/2025
2/27-29 Clyde St, Box Hill North Vic	\$1,308,000	06/06/2025
1/3 Broomhill Av, Blackburn Vic	\$1,380,000	21/06/2025

This Statement of Information was prepared on:

22/07/2025