

# 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

4/7 Court Street, Box Hill Vic 3128

### Indicative selling price

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

Range between \$960,000

&

\$1,040,000

### Median sale price

Median price \$835,000

Property Type Townhouse

Suburb Box Hill

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	2/17 Parkside Av BOX HILL 3128	\$1,190,000	07/06/2025
2	792a Station St BOX HILL NORTH 3129	\$910,000	31/05/2025
3	3/10 Simpsons Rd BOX HILL 3128	\$896,000	22/03/2025

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 13:59



3   
 2   
 1

**Property Type:** Townhouse

**Land Size:** 161 sqm approx

Agent Comments

**Indicative Selling Price**

\$960,000 - \$1,040,000

**Median Townhouse Price**

09/07/2024 - 08/07/2025: \$835,000

## Comparable Properties



**2/17 Parkside Av BOX HILL 3128 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 07/06/2025

**Property Type:** Townhouse (Res)

**Land Size:** 240 sqm approx



**792a Station St BOX HILL NORTH 3129 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$910,000

**Method:** Private Sale

**Date:** 31/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 213 sqm approx



**3/10 Simpsons Rd BOX HILL 3128 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$896,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355