Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/7 Court Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	n \$960,000		&		\$1,040,000						
Median sale price											
Median price	\$835,000	Pro	Property Type		Townhouse		Suburb	Box Hill			
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.

Ado	dress 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



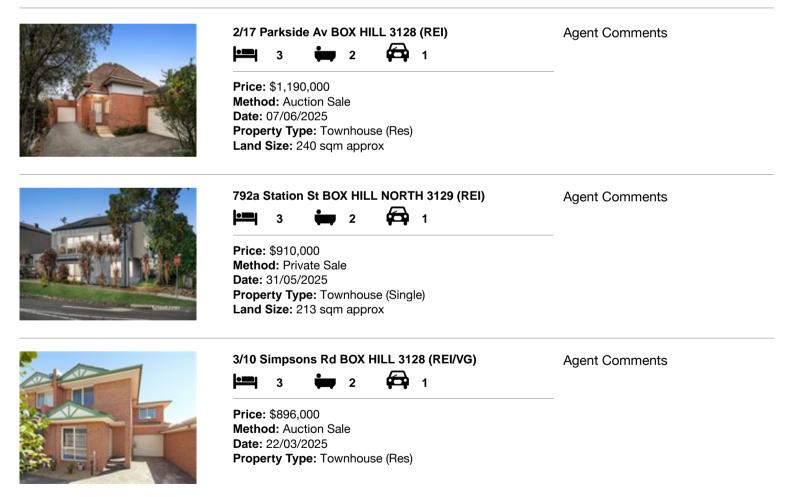






Property Type: Townhouse **Land Size:** 161 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$1,040,000 Median Townhouse Price 09/07/2024 - 08/07/2025: \$835,000

Comparable Properties



Account - Barry Plant | P: 03 9874 3355



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