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	

Indicative selling price

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

Range between \$1,050,000	&	\$1,100,000
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Median sale price

Median price	\$981,000	Pro	perty Type U	nit		Suburb	Box Hill North
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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	37a Twyford St BOX HILL NORTH 3129	\$926,500	19/07/2025
2	467A Middleborough Rd BOX HILL NORTH 3129	\$1,180,000	05/04/2025
3	2/465 Middleborough Rd BOX HILL NORTH 3129	\$975,000	19/02/2025

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:	05/08/2025 12:24









Property Type: Unit **Land Size:** 543 sqm approx

Agent Comments

Comparable Properties

37a Twyford St BOX HILL NORTH 3129 (REI)

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3





3 2

Agent Comments

Price: \$926,500 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 220 sqm approx

467A Middleborough Rd BOX HILL NORTH 3129

(REI/VG)

1 :







3

Price: \$1,180,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: House (Res) Land Size: 464 sqm approx Agent Comments



2/465 Middleborough Rd BOX HILL NORTH 3129

(REI/VG)

— 3







Agent Comments

Price: \$975,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Townhouse (Res) **Land Size:** 151 sqm approx

Account - Fletchers | P: 9836 2222 | F: 9836 9822





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