

# 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

2/5 Fortune 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

\$1,050,000

&

\$1,100,000

### Median sale price

Median price

\$981,000

Property Type

Unit

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	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 comparable properties 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



3 2 1

Property Type: Unit  
Land Size: 543 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,050,000 - \$1,100,000  
Median Unit Price  
June quarter 2025: \$981,000

## Comparable Properties

37a Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

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)

Agent Comments

3 2 3

Price: \$1,180,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)  
Land Size: 464 sqm approx



2/465 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$975,000  
Method: Sold Before Auction  
Date: 19/02/2025  
Property Type: Townhouse (Res)  
Land Size: 151 sqm approx

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