

# 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 Rye 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 & \$1,150,000

### Median sale price

Median price \$1,357,000 Property Type House Suburb Box Hill North

Period - From 01/07/2024 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	66 Heathfield Rise BOX HILL NORTH 3129	\$1,085,000	02/07/2025
2	467A Middleborough Rd BOX HILL NORTH 3129	\$1,180,000	05/04/2025
3	3 Boyland Ct BOX HILL NORTH 3129	\$1,180,000	08/02/2025

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:

10/07/2025 14:33

4 Rye Street, Box Hill North Vic 3129



 3  1  4

**Property Type:** House  
**Land Size:** 535 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending June 2025: \$1,357,000

## Comparable Properties



**66 Heathfield Rise BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,085,000  
**Method:** Sold Before Auction  
**Date:** 02/07/2025  
**Property Type:** House (Res)  
**Land Size:** 588 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



**3 Boyland Ct BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 08/02/2025  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx

**Account - Woodards** | P: 03 9481 0633 | F: 0394821491



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