

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

3/93 HARRISON STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

3/496 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,002,500	04-Apr-25
8/102-106 WATTS STREET BOX HILL NORTH VIC 3129	\$1,080,000	08-Apr-25
6/468 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,050,000	27-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 23 June 2025

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**3/496 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

 3  2  2

Sold Price **\$1,002,500** Sold Date **04-Apr-25**

Distance **1.44km**



**8/102-106 WATTS STREET BOX
HILL NORTH VIC 3129**

 3  2  1

Sold Price **\$1,080,000** Sold Date **08-Apr-25**

Distance **1.32km**



**6/468 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

 4  3  2

Sold Price **\$1,050,000** Sold Date **27-Mar-25**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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