

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

38 Aspinall Road, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Box Hill North

Period - From

24/06/2024

to

23/06/2025

Source

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.

Address of comparable property		Price	Date of sale
1	2 Norma St DONCASTER 3108	\$1,400,000	12/02/2025
2			
3			

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:

24/06/2025 12:15



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000
Median House Price
24/06/2024 - 23/06/2025: \$1,350,000

Comparable Properties



2 Norma St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 725 sqm approx

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.