

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

9 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,341,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2025

to

31/03/2025

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	76 Dorking Rd BOX HILL NORTH 3129	\$1,655,000	29/03/2025
2	68a Margaret St BOX HILL 3128	\$1,550,000	15/12/2024
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:

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Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

March quarter 2025: \$1,341,000



 4  3  1

Property Type: House
Land Size: 356 sqm approx
Agent Comments

Comparable Properties



76 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,655,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 329 sqm approx



68a Margaret St BOX HILL 3128 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000
Method: Auction Sale
Date: 15/12/2024
Property Type: Townhouse (Res)
Land Size: 327 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.

Account - Barry Plant | P: 03 9842 8888



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