

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

4/4 Fortune Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,060,000

Property Type Townhouse

Suburb Box Hill North

Period - From 22/07/2024

to

21/07/2025

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	2/12 Loraine Av BOX HILL NORTH 3129	\$951,000	12/07/2025
2	3/496 Middleborough Rd BLACKBURN 3130	\$1,002,500	03/04/2025
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:

22/07/2025 15:08



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
22/07/2024 - 21/07/2025: \$1,060,000

Comparable Properties



2/12 Loraine Av BOX HILL NORTH 3129 (REI)

Agent Comments

3 3 1

Price: \$951,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)



3/496 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,002,500
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Townhouse (Res)



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

Account - Jellis Craig | P: (03) 9908 5700



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