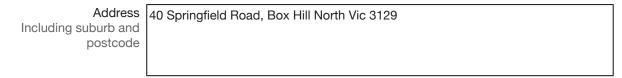
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------



Indicative selling price

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

Range between \$1,1	00,000	&	\$1,150,000
---------------------	--------	---	-------------

Median sale price

Median price	\$1,360,000	Pro	perty Type	louse		Suburb	Box Hill North
Period - From	12/08/2024	to	11/08/2025	So	ource	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

Au	diess of comparable property	1 1100	Date of Sale
1	14 Lawford St BOX HILL NORTH 3129	\$1,082,000	02/08/2025
2	66 Heathfield Rise BOX HILL NORTH 3129	\$1,085,000	02/07/2025
3	73 Woodhouse Gr BOX HILL NORTH 3129	\$1,260,000	14/06/2025

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:	12/08/2025 10:53



Date of sale

JellisCraig

Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,150,000 **Median House Price** 12/08/2024 - 11/08/2025: \$1,360,000





Property Type: House Land Size: 655 sqm approx Agent Comments

Comparable Properties

14 Lawford St BOX HILL NORTH 3129 (REI)





Agent Comments

Price: \$1,082,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 786 sqm approx



66 Heathfield Rise BOX HILL NORTH 3129 (REI)







Price: \$1,085,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: House (Res) Land Size: 588 sqm approx Agent Comments



73 Woodhouse Gr BOX HILL NORTH 3129 (REI)







Price: \$1,260,000 Method: Auction Sale

Date: 14/06/2025 Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.