

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

5/10 FORTUNE 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

or range
between

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

7/231 DORKING ROAD BOX HILL NORTH VIC 3129	\$938,000	19-Jul-25
2/40 COOTAMUNDRA CRESCENT BLACKBURN VIC 3130	\$1,040,000	10-Jul-25
1/18 SOUTH PARADE BLACKBURN VIC 3130	\$1,123,000	24-May-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 July 2025



**7/231 DORKING ROAD BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price

^{RS}

\$938,000

Sold Date

19-Jul-25

Distance

1.29km



**2/40 COOTAMUNDRA CRESCENT
BLACKBURN VIC 3130**

3 2 1

Sold Price

^{RS}

\$1,040,000

Sold Date

10-Jul-25

Distance

1.66km



**1/18 SOUTH PARADE BLACKBURN
VIC 3130**

3 2 1

Sold Price

\$1,123,000

Sold Date

24-May-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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