

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

2/4 Fortune Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb Box Hill North

Period - From 01/07/2024

to 30/06/2025

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	3/88 Dorking Rd BOX HILL NORTH 3129	\$1,200,000	03/05/2025
2	8/102-106 Watts St BOX HILL NORTH 3129	\$1,080,000	14/04/2025
3	2/27 Shannon St BOX HILL NORTH 3129	\$1,180,000	15/02/2025

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:

01/07/2025 12:16

2/4 Fortune Street, Box Hill North Vic 3129



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Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
01/07/2024 - 30/06/2025: \$1,080,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



3/88 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)
Land Size: 174 sqm approx



8/102-106 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 14/04/2025
Property Type: Townhouse (Single)



2/27 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 15/02/2025
Property Type: Townhouse (Single)

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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