

## 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

5/5 PADGHAM COURT BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$680,000

### 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

Corelogic

### 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

3/5 PADGHAM COURT BOX HILL NORTH VIC 3129	\$693,000	28-Jun-25
104/8 CLAY DRIVE DONCASTER VIC 3108	\$670,000	03-Jul-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: 19 July 2025

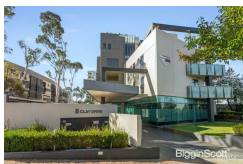
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## 3/5 PADGHAM COURT BOX HILL NORTH VIC 3129

2 1 1

Sold Price <sup>RS</sup> **\$693,000** Sold Date **28-Jun-25**  
Distance **0km**



## 104/8 CLAY DRIVE DONCASTER VIC 3108

2 2 1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **03-Jul-25**  
Distance **1.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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