

## 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

4/11 LEXTON ROAD 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

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,000

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

2/465 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$975,000	19-Feb-25
3/10 SIMPSONS ROAD BOX HILL VIC 3128	\$896,000	22-Mar-25
4/93 HARRISON STREET BOX HILL NORTH VIC 3129	\$901,000	12-Apr-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: 04 July 2025



**2/465 MIDDLEBOROUGH ROAD  
BOX HILL NORTH VIC 3129**

3 2 1

Sold Price

**\$975,000**

Sold Date

**19-Feb-25**

Distance

**0.52km**



**3/10 SIMPSONS ROAD BOX HILL  
VIC 3128**

3 2 1

Sold Price

**\$896,000**

Sold Date

**22-Mar-25**

Distance

**0.68km**



**4/93 HARRISON STREET BOX HILL  
NORTH VIC 3129**

3 2 2

Sold Price

**\$901,000**

Sold Date

**12-Apr-25**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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