

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,040,000

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

2/465 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$975,000	19-Feb-25
8/102-106 WATTS STREET BOX HILL NORTH VIC 3129	\$1,080,000	08-Apr-25
3/10 SIMPSONS ROAD BOX HILL VIC 3128	\$896,000	22-Mar-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: 28 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**



**8/102-106 WATTS STREET BOX
HILL NORTH VIC 3129**

3 2 1

Sold Price **\$1,080,000** Sold Date **08-Apr-25**

Distance **0.62km**



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

3 2 1

Sold Price **\$896,000** Sold Date **22-Mar-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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