

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

19 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,303,000

Property Type

House

Suburb

Box Hill North

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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	5 Packham St BOX HILL NORTH 3129	\$1,406,000	15/03/2025
2	1 Tynong St BOX HILL NORTH 3129	\$1,320,000	01/03/2025
3	30 Packham St BOX HILL NORTH 3129	\$1,103,000	19/12/2024

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:

03/04/2025 09:09



 3  2  1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2024: \$1,303,000

Comparable Properties



5 Packham St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  3

Price: \$1,406,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx



1 Tynong St BOX HILL NORTH 3129 (REI)

Agent Comments

 -  -  -

Price: \$1,320,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 603 sqm approx



30 Packham St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,103,000
Method: Auction Sale
Date: 19/12/2024
Property Type: House (Res)
Land Size: 693 sqm approx

Account - Barry Plant | P: 03 9842 8888