

# 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

1/35 Springfield Road, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,342,000 Property Type House Suburb Box Hill North

Period - From 22/04/2024 to 21/04/2025 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	3/5 Campaspe St BOX HILL NORTH 3129	\$1,180,000	12/04/2025
2	3 Rainbow La BOX HILL NORTH 3129	\$1,253,000	12/04/2025
3	1/112 Springfield Rd BLACKBURN 3130	\$1,180,000	22/02/2025

**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:

22/04/2025 23:39



4 3 2

**Property Type:** Townhouse (Single)

**Land Size:** 346 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,100,000 - \$1,210,000

**Median House Price**

22/04/2024 - 21/04/2025: \$1,342,000

## Comparable Properties



**3/5 Campaspe St BOX HILL NORTH 3129 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 222 sqm approx



**3 Rainbow La BOX HILL NORTH 3129 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,253,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 268 sqm approx



**1/112 Springfield Rd BLACKBURN 3130 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Res)

**Land Size:** 235 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**