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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$1,342,000	Pro	operty Type	Hou	se		Suburb	Box Hill North
Period - From	22/04/2024	to	21/04/2025		So	urce	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.

Ad	dress 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



Harcourts





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

Agent Comments

Agent Comments

Comparable Properties



Price: \$1,180,000 Method: Auction Sale Date: 12/04/2025 Property Type: Townhouse (Res) Land Size: 222 sqm approx

Δ

3 Rainbow La BOX HILL NORTH 3129 (REI)

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

3

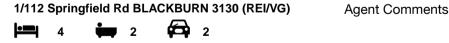
6 2



Price: \$1,253,000 Property Type: Townhouse (Res)



Method: Auction Sale Date: 12/04/2025 Land Size: 268 sqm approx



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



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