

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 9 Avon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$800,500 Property Type Unit Suburb Box Hill North

Period - From 10/04/2024 to 09/04/2025 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	3/19 Scheele St SURREY HILLS 3127	\$550,000	20/03/2025
2	1/13 Scheele St SURREY HILLS 3127	\$555,000	13/11/2024
3			

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: 10/04/2025 11:54

9 Avon Street, Box Hill North Vic 3129



3 1 2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

10/04/2024 - 09/04/2025: \$800,500

Comparable Properties



3/19 Scheele St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 20/03/2025

Property Type: Apartment



1/13 Scheele St SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 13/11/2024

Property Type: Unit

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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