

## 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

2/41 MEDWAY STREET BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$891,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

3/9 GOULBURN STREET BOX HILL NORTH VIC 3129	\$640,000	16-Nov-24
4/99 NELSON ROAD BOX HILL NORTH VIC 3129	\$680,000	16-Dec-24
2/38A THAMES STREET BOX HILL NORTH VIC 3129	\$699,998	10-Aug-24

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: 05 February 2025



**3/9 GOULBURN STREET BOX HILL  
NORTH VIC 3129**

2 1 1

Sold Price

**\$640,000**

Sold Date

**16-Nov-24**

Distance

**0.53km**



**4/99 NELSON ROAD BOX HILL  
NORTH VIC 3129**

1 1 1

Sold Price

**\$680,000**

Sold Date

**16-Dec-24**

Distance

**0.69km**



**2/38A THAMES STREET BOX HILL  
NORTH VIC 3129**

2 1 1

Sold Price

**\$699,998**

Sold Date

**10-Aug-24**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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