

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,402,000 Property Type House Suburb Box Hill North

Period - From 01/07/2024 to 30/09/2024 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	3/50 Elmhurst Rd BLACKBURN 3130	\$1,380,000	28/12/2024
2	2A Margaret St BOX HILL 3128	\$1,450,000	07/12/2024
3	2/43 Dorking Rd BOX HILL 3128	\$1,261,000	09/11/2024

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:

07/01/2025 16:03



4 3 2

Property Type: Townhouse
(Single)

Land Size: 346 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

September quarter 2024: \$1,402,000

Comparable Properties



3/50 Elmhurst Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,380,000

Method: Private Sale

Date: 28/12/2024

Property Type: Unit

Land Size: 330 sqm approx



2A Margaret St BOX HILL 3128 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 283 sqm approx



2/43 Dorking Rd BOX HILL 3128 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,261,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Unit

Land Size: 365 sqm approx

Account - Harcourts Vermont South | P: 03 98861008