

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

3/4 MEDWAY STREET BOX HILL NORTH VIC 3129

Indicative selling price

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

Single Price

or range
between

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,338,500

Property type

House

Suburb

Box Hill North

Period-from

01 Mar 2024

to

28 Feb 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

1/16 LODDON STREET BOX HILL NORTH VIC 3129	\$1,570,000	26-Sep-24
4/1E BRAEMAR STREET MONT ALBERT NORTH VIC 3129	\$1,685,000	30-Nov-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: 04 March 2025

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**1/16 LODDON STREET BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price **\$1,570,000** Sold Date **26-Sep-24**

Distance **0.42km**



**4/1E BRAEMAR STREET MONT
ALBERT NORTH VIC 3129**

4 2 2

Sold Price ^{RS} **\$1,685,000** Sold Date **30-Nov-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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