

# 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

35 Marshall Road, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Box Hill North

Period - From

01/10/2023

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	22 Meryl St DONCASTER EAST 3109	\$1,392,000	30/11/2024
2	6 Minna St BLACKBURN 3130	\$1,308,000	25/10/2024
3	2 Lilac Ct BLACKBURN NORTH 3130	\$1,292,000	05/10/2024

**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:

10/12/2024 14:59

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending September 2024: \$1,400,000



3   2   3

**Property Type:** House

**Land Size:** 641 sqm approx

Agent Comments

## Comparable Properties



22 Meryl St DONCASTER EAST 3109 (REI)

Agent Comments

3   2   3

**Price:** \$1,392,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



6 Minna St BLACKBURN 3130 (REI)

Agent Comments

3   2   3

**Price:** \$1,308,000

**Method:** Sold Before Auction

**Date:** 25/10/2024

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



2 Lilac Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

3   2   2

**Price:** \$1,292,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** House (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.