

# 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	6 Minna St BLACKBURN 3130	\$1,308,000	25/10/2024
2	61 Tram Rd DONCASTER 3108	\$1,355,000	13/08/2024
3	68 Heathfield Rise BOX HILL NORTH 3129	\$1,220,000	08/06/2024

**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:

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**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



**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



**61 Tram Rd DONCASTER 3108 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,355,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** House

**Land Size:** 631 sqm approx



**68 Heathfield Rise BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 08/06/2024

**Property Type:** House (Res)

**Land Size:** 587 sqm approx

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



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