

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

68a Margaret Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$782,000

Property Type Townhouse

Suburb Box Hill

Period - From 05/12/2023

to 04/12/2024

Source Property Data

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	32 Woodhouse Gr BOX HILL NORTH 3129	\$1,500,000	16/11/2024
2			
3			

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:

05/12/2024 15:16



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
05/12/2023 - 04/12/2024: \$782,000

Comparable Properties



32 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 362 sqm approx

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.

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



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