

# 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

1/37 Wimmera Street, 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 \$930,000 & \$990,000

### Median sale price

Median price \$1,341,000 Property Type House Suburb Box Hill North

Period - From 01/04/2024 to 31/03/2025 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	1/4 Ovens St BOX HILL NORTH 3129	\$960,000	10/03/2025
2	7/1093 Whitehorse Rd BOX HILL 3128	\$1,135,000	24/02/2025
3	2/47 Springfield Rd BOX HILL NORTH 3129	\$918,000	24/01/2025

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: 10/06/2025 14:48



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**Property Type:** House  
**Land Size:** 305 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$930,000 - \$990,000

**Median House Price**

Year ending March 2025: \$1,341,000

## Comparable Properties



**1/4 Ovens St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

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**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 10/03/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 275 sqm approx



**7/1093 Whitehorse Rd BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$1,135,000  
**Method:** Sale  
**Date:** 24/02/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**2/47 Springfield Rd BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$918,000  
**Method:** Private Sale  
**Date:** 24/01/2025  
**Property Type:** Unit  
**Land Size:** 349 sqm approx