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 No	orth Vic 3129
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Indicative selling price

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

Range between \$930,000	&	\$990,000
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Median sale price

Median price \$1,341,000	Property Type Hou	use	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

Add	dress 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 comparableproperties 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













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)



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Agent Comments

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)



Price: \$1,135,000 Method: Sale Date: 24/02/2025







Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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







Price: \$918,000 Method: Private Sale Date: 24/01/2025 Property Type: Unit

Land Size: 349 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011





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