

# 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

1/483 Middleborough 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)

Single price

\$719,000

### Median sale price

Median price

\$912,000

Property Type

Other

Suburb

Box Hill North

Period - From

10/05/2025

to

09/11/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property     | Price     | Date of sale |
|------------------------------------|-----------|--------------|
| 4/65-67 Albion Rd, Box Hill Vic    | \$665,000 | 31/05/2025   |
| 2/1140 Whitehorse Rd, Box Hill Vic | \$746,888 | 23/08/2025   |
| 5/32 Simpsons Rd, Box Hill Vic     | \$688,000 | 19/07/2025   |

This Statement of Information was prepared on:

10/11/2025