

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 LEACH AVENUE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,900,000

&

\$3,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Box Hill North

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

13 HAROLD STREET BLACKBURN VIC 3130	\$2,940,000	05-Apr-25

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 6 months.

This Statement of Information was prepared on: 04 August 2025



**13 HAROLD STREET BLACKBURN
VIC 3130**

Sold Price

^{RS}

\$2,940,000

Sold Date

05-Apr-25



5



4



2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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