# 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

10 Packham Street, Box Hill North VIC 3129

### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,341,000	Pro	operty Type	Hou	se		Suburb	Box Hill North
Period - From	27/11/2024	to	26/05/2025		So	urce	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
3 Virgillia St, Blackburn North Vic	\$1,255,000	05/04/2025
35 Marshall Rd, Box Hill North Vic	\$1,265,000	06/03/2025
23 Heathfield Rise, Box Hill North Vic	\$1,270,000	25/02/2025

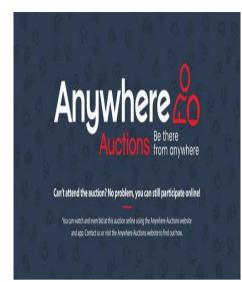
This Statement of Information was prepared on:

27/05/2025

#### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





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Property Type: House Mark Johnstone 0398941000 0417 377 916 mjohnstone@woodards.com.au Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending May 2025: \$1,341,000

# **Comparable Properties**



# 3 Virgillia St, Blackburn North Vic



Price: \$1,255,000 Method: Auction Sale Date: 05/04/2025 Property Type: House Land Size: 674 sqm approx



#### 35 Marshall Rd, Box Hill North Vic

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Price: \$1,265,000 Method: Private Sale Date: 06/03/2025 Property Type: House Land Size: 641 sqm approx



#### 23 Heathfield Rise, Box Hill North Vic

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Price: \$1,270,000 Method: Private Sale Date: 25/02/2025 Property Type: House Land Size: 625 sqm approx

# Account - Woodards Blackburn | P: 9894 1000



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