

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 consumer.vic.gov.au/underquoting

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,341,000

Property Type

House

Suburb

Box Hill North

Period - From

27/11/2024

to

26/05/2025

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
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.

10 Packham Street, Box Hill North VIC 3129



3 1 2

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

3 1 2

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

3 2 3

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

4 1 3

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