

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

123 Shannon Street, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$1,341,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2025

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	Price	Date of sale
1	34 Heathfield Rise BOX HILL NORTH 3129	\$1,328,888	26/04/2025
2	19 Packham St BOX HILL NORTH 3129	\$1,450,000	26/04/2025
3	27 Stanton St DONCASTER 3108	\$1,550,000	08/01/2025

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 six months.~~

This Statement of Information was prepared on:

28/05/2025 15:11



 3  2  1

Property Type: House (Res)

Land Size: 759 sqm approx

Agent Comments

Indicative Selling Price

\$1,390,000

Median House Price

March quarter 2025: \$1,341,000

Comparable Properties



34 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  3

Price: \$1,328,888

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 595 sqm approx



19 Packham St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  1

Price: \$1,450,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 752 sqm approx



27 Stanton St DONCASTER 3108 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,550,000

Method: Sold Before Auction

Date: 08/01/2025

Property Type: House (Res)

Land Size: 738 sqm approx

Account - Barry Plant | P: 03 9842 8888