

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

17 Springfield Road, Box Hill North VIC 3129

Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,381,500

Property Type

House

Suburb

Box Hill North

Period - From

28/04/2025

to

27/10/2025

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
40 Springfield Rd, Box Hill North Vic	\$1,310,000	30/08/2025
26 Cherry Orchard Rise, BOX HILL NORTH Vic	\$1,390,000	30/08/2025
4 First Av, BOX HILL NORTH Vic	\$1,345,000	18/10/2025

This Statement of Information was prepared on:

28/10/2025