

## 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

19 Simmons Street, Box Hill North

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,525,000

**Median sale price**Median price 

\$1,300,000

Property type 

House

Suburb 

Box Hill North

Period - From 

Jan 2025

to

March 2025

Source 

REIV

**Comparable property sales**

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. 6 Mitta Street, Box Hill North	\$ 1,482,000	22/02/2025
2. 25 Garden Street, Box Hill North	\$ 1,461,000	9/11/2024
3. 28 Garden Street, Box Hill North	\$ 1,642,500	14/04/2025

This Statement of Information was prepared on: 

7/05/2025

## Comparable properties



**\$ 1,482,000**

6 Mitta Street, Box Hill North, Victoria

DATE: 22/02/2025

PROPERTY TYPE: HOUSE



2



1



1



592sqm



**\$ 1,461,000**

25 Garden Street, Box Hill North, Victoria

DATE: 9/11/2024

PROPERTY TYPE: HOUSE



3



1



1



596 sqm



**\$ 1,642,500**

28 Garden Street, Box Hill North, Victoria

DATE: 14/04/2025

PROPERTY TYPE: HOUSE



4



2



2



625 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee