

## 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

1B/479 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$901,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|   |        |           |
|---|--------|-----------|
| 3/68 SPRINGFIELD ROAD BOX HILL NORTH VIC 3129 | 890000 | 25-Oct-25 |
| 792A STATION STREET BOX HILL NORTH VIC 3129   | 910000 | 31-May-25 |
| 1/26 SPRINGFIELD ROAD BLACKBURN VIC 3130      | 865000 | 30-Aug-25 |

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 6 months.~~

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**3/68 SPRINGFIELD ROAD BOX  
HILL NORTH VIC 3129**

 3  2  1

Sold Price

<sup>RS</sup> **890000**

Sold Date

**25-Oct-25**

Distance

**0.32km**



**792A STATION STREET BOX HILL  
NORTH VIC 3129**

 3  2  1

Sold Price

**910000**

Sold Date

**31-May-25**

Distance

**1.26km**



**1/26 SPRINGFIELD ROAD  
BLACKBURN VIC 3130**

 3  2  1

Sold Price

<sup>RS</sup> **865000**

Sold Date

**30-Aug-25**

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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