

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

2/12 WIMMERA STREET BOX HILL NORTH VIC 3129

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

1/7 CHESTNUT STREET SURREY HILLS VIC 3127	\$835,000	17-Nov-24
1/16 HAMEL STREET BOX HILL SOUTH VIC 3128	\$885,000	30-Aug-24
4/91 WARRIGAL ROAD SURREY HILLS VIC 3127	\$842,000	23-Oct-24

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.~~

This Statement of Information was prepared on: 05 May 2025



**1/7 CHESTNUT STREET SURREY
HILLS VIC 3127**

 2  2  1

Sold Price

\$835,000

Sold Date **17-Nov-24**

Distance **3.57km**



**1/16 HAMEL STREET BOX HILL
SOUTH VIC 3128**

 2  2  1

Sold Price

\$885,000

Sold Date **30-Aug-24**

Distance **3.79km**



**4/91 WARRIGAL ROAD SURREY
HILLS VIC 3127**

 2  2  1

Sold Price

\$842,000

Sold Date **23-Oct-24**

Distance **3.9km**

RS = Recent sale

UN = Undisclosed Sale

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