

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

2/4 Fortune Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,054,000

Property Type

Townhouse

Suburb

Box Hill North

Period - From

29/04/2024

to

28/04/2025

Source

Property Data

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	2/2 Tyrrell Av BLACKBURN 3130	\$1,260,000	18/04/2025
2	2/27 Shannon St BOX HILL NORTH 3129	\$1,180,000	15/02/2025
3	2/10 Hamilton Av BLACKBURN 3130	\$1,226,000	30/10/2024

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:

29/04/2025 09:44

2/4 Fortune Street, Box Hill North Vic 3129



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Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price
29/04/2024 - 28/04/2025: \$1,054,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



2/2 Tyrrell Av BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,260,000
Method: Sold Before Auction
Date: 18/04/2025
Property Type: Townhouse (Single)



2/27 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 15/02/2025
Property Type: Townhouse (Single)



2/10 Hamilton Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,226,000
Method: Sold Before Auction
Date: 30/10/2024
Property Type: Townhouse (Res)

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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