

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

2/449 Middleborough Road, 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 \$1,200,000 Property Type Townhouse Suburb Box Hill North

Period - From 01/01/2025 to 28/04/2025 Source PropertyData

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	3/5 Campaspe St BOX HILL NORTH 3129	\$1,180,000	12/04/2025
2	1/112 Springfield Rd BLACKBURN 3130	\$1,180,000	22/02/2025
3	2/412 Middleborough Rd BLACKBURN 3130	\$1,200,000	04/12/2024

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:

28/04/2025 11:31



5 3.5 2

Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Townhouse Price *
01/01/2025 - 28/04/2025: \$1,200,000
* Agent calculated median

Comparable Properties



3/5 Campaspe St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,180,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 222 sqm approx



1/112 Springfield Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,180,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Res)
Land Size: 235 sqm approx



2/412 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 4 2

Price: \$1,200,000
Method: Private Sale
Date: 04/12/2024
Property Type: Townhouse (Single)