### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

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
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#### Median sale price\*

Median price	\$1,200,000	Pro	pperty Type To	wnhouse		Suburb	Box Hill North
Period - From	01/01/2025	to	28/04/2025	Sou	urce	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

Add	dress 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

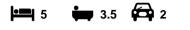
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/04/2025 11:31









**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)

Price: \$1,180,000 Method: Auction Sale Date: 12/04/2025

Property Type: Townhouse (Res) Land Size: 222 sqm approx

Agent Comments



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





Price: \$1,180,000 Method: Auction Sale Date: 22/02/2025

Property Type: Townhouse (Res) Land Size: 235 sqm approx

**Agent Comments** 



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





Price: \$1,200,000 Method: Private Sale Date: 04/12/2024

Property Type: Townhouse (Single)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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