

# 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 Lyndhurst Crescent, 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)

Single price

\$1,450,000

### Median sale price

Median price

\$1,357,000

Property Type

House

Suburb

Box Hill North

Period - From

02/02/2025

to

01/08/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Rye St Box Hill North 3129	\$1,346,888	02/08/2025
4 Twyford St, Box Hill North Vic	\$1,400,500	28/06/2025
19 Simmons St, Box Hill North Vic	\$1,500,000	19/06/2025

This Statement of Information was prepared on:

03/08/2025