

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

Range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,357,000

Property Type

House

Suburb

Box Hill North

Period - From

08/01/2025

to

07/07/2025

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
12 Boxleigh Gr, Box Hill North Vic	\$1,321,500	14/06/2025
183 Dorking Rd, Box Hill North Vic	\$1,357,000	31/05/2025
1 Currie St, Box Hill North Vic	\$1,416,000	24/05/2025

This Statement of Information was prepared on:

08/07/2025