

# 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

20 Saxton Street, 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)

Range between

\$1,750,000

&

\$1,900,000

### Median sale price

Median price

\$1,341,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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	33 Morley Cr BOX HILL NORTH 3129	\$1,775,000	22/02/2025
2	830 Station St BOX HILL NORTH 3129	\$1,660,000	19/02/2025
3	34 Woodhouse Gr BOX HILL NORTH 3129	\$1,580,000	01/11/2024

**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:

12/05/2025 14:45

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6 3 4

**Property Type:** House  
**Land Size:** 769 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,900,000  
**Median House Price**  
March quarter 2025: \$1,341,000

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.

## Comparable Properties



**33 Morley Cr BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

5 2 -

**Price:** \$1,775,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 769 sqm approx



**830 Station St BOX HILL NORTH 3129 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,660,000  
**Method:** Sale  
**Date:** 19/02/2025  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx



**34 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 01/11/2024  
**Property Type:** House  
**Land Size:** 756 sqm approx

**Account - Barry Plant** | P: 03 9842 8888