

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 3/501 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price \$771,000 Property Type Unit Suburb Box Hill North

Period - From 27/10/2024 to 26/10/2025 Source 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	Price	Date of sale
1	2/429 Middleborough Rd BOX HILL 3128	\$730,000	15/10/2025
2	1/73-75 Dorking Rd BOX HILL NORTH 3129	\$728,000	17/09/2025
3	2/117 Surrey Rd BLACKBURN NORTH 3130	\$636,000	26/08/2025

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: 27/10/2025 10:04



 2  1  1

Property Type: Unit
Land Size: 166 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
27/10/2024 - 26/10/2025: \$771,000

Comparable Properties



2/429 Middleborough Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  2

Price: \$730,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit
Land Size: 130 sqm approx



1/73-75 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$728,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: Unit



2/117 Surrey Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 2  1  1

Price: \$636,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355