

# 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

38 Aspinall Road, 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

\$1,400,000

### Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Box Hill North

Period - From

24/06/2024

to

23/06/2025

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 Norma St DONCASTER 3108	\$1,400,000	12/02/2025
2			
3			

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:

24/06/2025 12:15



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,400,000  
Median House Price  
24/06/2024 - 23/06/2025: \$1,350,000

## Comparable Properties



2 Norma St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,400,000  
Method: Sold Before Auction  
Date: 12/02/2025  
Property Type: House (Res)  
Land Size: 725 sqm approx

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.