

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

5/5 PADGHAM COURT BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

3/5 PADGHAM COURT BOX HILL NORTH VIC 3129	\$693,000	28-Jun-25
104/8 CLAY DRIVE DONCASTER VIC 3108	\$670,000	03-Jul-25

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 6 months.

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3/5 PADGHAM COURT BOX HILL NORTH VIC 3129

2 1 1

Sold Price

^{RS} **\$693,000**

Sold Date

28-Jun-25

Distance

0km



104/8 CLAY DRIVE DONCASTER VIC 3108

2 2 1

Sold Price

^{RS} **\$670,000**

Sold Date

03-Jul-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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