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	64 Tyne Street, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$1,405,000	Pro	perty Type H	louse		Suburb	Box Hill North
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	15 Dunloe Av MONT ALBERT NORTH 3129	\$2,000,000	15/11/2025
2	99 Clyde St BOX HILL NORTH 3129	\$2,140,300	25/10/2025
3	107 Nelson Rd BOX HILL NORTH 3129	\$2,120,000	11/10/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/11/2025 13:36













Property Type: House Land Size: 997 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,145,000 **Median House Price** September quarter 2025: \$1,405,000

Comparable Properties



15 Dunioe Av MONT ALBERT NORTH 3129 (REI)





Price: \$2,000,000 Method: Auction Sale Date: 15/11/2025

Property Type: House (Res) Land Size: 909 sqm approx

Agent Comments



99 Clyde St BOX HILL NORTH 3129 (REI)



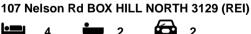


Agent Comments

Price: \$2,140,300 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 749 sqm approx

Date: 11/10/2025





Price: \$2,120,000 Method: Auction Sale

Property Type: House (Res) Land Size: 727 sqm approx **Agent Comments**



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