

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

7/73-75 DORKING ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2024

to

31 May 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

3/18 SEVERN STREET BOX HILL NORTH VIC 3129	\$691,000	20-Apr-24
3/11 MERSEY STREET BOX HILL NORTH VIC 3129	\$882,000	05-Apr-25
1/18 THAMES STREET BOX HILL NORTH VIC 3129	\$732,000	06-Jul-24

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.~~

This Statement of Information was prepared on: 24 June 2025

**MANDY LEE**

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**3/18 SEVERN STREET BOX HILL
NORTH VIC 3129**

2
 1
 1

Sold Price

\$691,000

Sold Date

20-Apr-24

Distance

0.1km**3/11 MERSEY STREET BOX HILL
NORTH VIC 3129**

2
 1
 1

Sold Price

\$882,000

Sold Date

05-Apr-25

Distance

0.12km**1/18 THAMES STREET BOX HILL
NORTH VIC 3129**

2
 1
 2

Sold Price

\$732,000

Sold Date

06-Jul-24

Distance

0.17km**1/22 THAMES STREET BOX HILL
NORTH VIC 3129**

2
 1
 -

Sold Price

\$816,000

Sold Date

24-Aug-24

Distance

0.19km**2/22 THAMES STREET BOX HILL
NORTH VIC 3129**

2
 1
 2

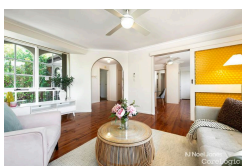
Sold Price

^{RS} **\$771,000**

Sold Date

21-Jun-25

Distance

0.19km**3/22 THAMES STREET BOX HILL
NORTH VIC 3129**

2
 1
 2

Sold Price

\$785,000

Sold Date

06-Jan-25

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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**3/32 SEVERN STREET BOX HILL
NORTH VIC 3129**

 2
  1
  1

Sold Price **\$728,000** Sold Date **27-Feb-25**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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