

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 Avon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$830,000

&

\$860,000

Median sale price

Median price \$915,000

Property Type Unit

Suburb Box Hill North

Period - From 10/10/2024

to

09/10/2025

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	3 Kerr La BOX HILL NORTH 3129	\$821,000	20/09/2025
2	4/22 Tyne St BOX HILL NORTH 3129	\$828,000	16/08/2025
3	1/119 Nelson Rd BOX HILL NORTH 3129	\$813,000	24/06/2025

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:

10/10/2025 16:13

7 Avon Street, Box Hill North Vic 3129



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$830,000 - \$860,000
Median Unit Price
10/10/2024 - 09/10/2025: \$915,000

Comparable Properties

3 Kerr La BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 3

Price: \$821,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 318 sqm approx



4/22 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 2

Price: \$828,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit
Land Size: 237 sqm approx



1/119 Nelson Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 2

Price: \$813,000
Method: Private Sale
Date: 24/06/2025
Property Type: Villa

Account - McGrath Doncaster | P: 03 8822 6188



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