

# 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

9 Avon Street, 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)

Range between \$540,000 & \$590,000

### Median sale price

Median price \$800,500

Property Type Unit

Suburb Box Hill North

Period - From 10/04/2024

to 09/04/2025

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	3/19 Scheele St SURREY HILLS 3127	\$550,000	20/03/2025
2	1/13 Scheele St SURREY HILLS 3127	\$555,000	13/11/2024
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:

10/04/2025 11:54

9 Avon Street, Box Hill North Vic 3129



3 1 2

Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$540,000 - \$590,000  
Median Unit Price  
10/04/2024 - 09/04/2025: \$800,500

## Comparable Properties



3/19 Scheele St SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$550,000  
Method: Private Sale  
Date: 20/03/2025  
Property Type: Apartment



1/13 Scheele St SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000  
Method: Private Sale  
Date: 13/11/2024  
Property Type: Unit

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.

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