

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

7C WIMMERA STREET 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

\$1,030,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$918,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

2/863 STATION STREET BOX HILL NORTH VIC 3129	\$1,070,000	19-Feb-26
3/9 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	\$1,080,000	01-Oct-25
1 PACKHAM STREET BOX HILL NORTH VIC 3129	\$1,035,000	28-Feb-26

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: 12 March 2026



**2/863 STATION STREET BOX HILL
NORTH VIC 3129**

Sold Price

^{RS} **\$1,070,000**

Sold Date

19-Feb-26

3 2 2

Distance

0.33km



**3/9 WOODHOUSE GROVE BOX
HILL NORTH VIC 3129**

Sold Price

^{RS} **\$1,080,000**

Sold Date

01-Oct-25

2 1 1

Distance

0.82km



**1 PACKHAM STREET BOX HILL
NORTH VIC 3129**

Sold Price

^{RS} **\$1,035,000** ^{UN}

Sold Date

28-Feb-26

3 1 2

Distance

1.11km



**5 ELMHURST ROAD BLACKBURN
VIC 3130**

Sold Price

\$1,005,000

Sold Date

12-Dec-25

3 2 3

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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