

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

487 MIDDLEBOROUGH 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

\$1,170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

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

1 DOWNING STREET BLACKBURN VIC 3130	\$1,180,000	16-Dec-25
36 GARDEN STREET BOX HILL NORTH VIC 3129	\$1,225,000	14-Feb-26
27 SAXTON STREET BOX HILL NORTH VIC 3129	\$1,180,000	09-Mar-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: 16 March 2026

Tony Kwan

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E tkwan@barryplant.com.au

**1 DOWNING STREET BLACKBURN
VIC 3130**

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Sold Price

\$1,180,000

Sold Date

16-Dec-25

Distance

0.9km**36 GARDEN STREET BOX HILL
NORTH VIC 3129**

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Sold Price

^{RS} **\$1,225,000**

Sold Date

14-Feb-26

Distance

1.23km**27 SAXTON STREET BOX HILL
NORTH VIC 3129**

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Sold Price

^{RS} **\$1,180,000**

Sold Date

09-Mar-26

Distance

1.76km**RS** = Recent sale**UN** = Undisclosed Sale

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