

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

28 Paul Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,418,500 Property Type House Suburb Box Hill North

Period - From 03/03/2025 to 02/03/2026 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	1/20 Karen St BOX HILL NORTH 3129	\$923,000	29/11/2025
2	587 Middleborough Rd BOX HILL NORTH 3129	\$890,000	25/11/2025
3	2/934 Station St BOX HILL NORTH 3129	\$925,000	27/09/2025

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:

03/03/2026 12:02

28 Paul Avenue, Box Hill North Vic 3129



 3  1 

Rooms: 6
Property Type: House
Land Size: 366.343 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
03/03/2025 - 02/03/2026: \$1,418,500

Comparable Properties



1/20 Karen St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$923,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 315 sqm approx



587 Middleborough Rd BOX HILL NORTH 3129 (VG)

[Agent Comments](#)

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Price: \$890,000
Method: Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 358 sqm approx



2/934 Station St BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$925,000
Method: Private Sale
Date: 27/09/2025
Property Type: Unit

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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