

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 976 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,400,500 Property Type House Suburb Box Hill North

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	584 Middleborough Rd BLACKBURN NORTH 3130	\$1,030,000	17/12/2025
2	583 Middleborough Rd BOX HILL NORTH 3129	\$1,085,000	17/11/2025
3	623 Middleborough Rd BOX HILL NORTH 3129	\$1,080,000	21/10/2025

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: 17/03/2026 14:48



Property Type: House (Previously Occupied - Detached)
Land Size: 538 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2025: \$1,400,500

Comparable Properties



584 Middleborough Rd BLACKBURN NORTH 3130 (VG) [Agent Comments](#)



Price: \$1,030,000
Method: Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 586 sqm approx



583 Middleborough Rd BOX HILL NORTH 3129 (REI/VG) [Agent Comments](#)



Price: \$1,085,000
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 675 sqm approx



623 Middleborough Rd BOX HILL NORTH 3129 (REI/VG) [Agent Comments](#)



Price: \$1,080,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977