

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

1/16 MEDWAY 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

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2025

to

31 Jan 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

2/934 STATION STREET BOX HILL NORTH VIC 3129	\$925,000	27-Sep-25
1/20 KAREN STREET BOX HILL NORTH VIC 3129	\$923,000	29-Nov-25
4/23 SIMPSONS ROAD BOX HILL VIC 3128	\$870,000	04-Oct-25

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: 05 February 2026



**2/934 STATION STREET BOX HILL
NORTH VIC 3129**

3 2 1

Sold Price

\$925,000

Sold Date **27-Sep-25**

Distance **1.12km**



**1/20 KAREN STREET BOX HILL
NORTH VIC 3129**

3 2 2

Sold Price

^{RS} **\$923,000**

Sold Date **29-Nov-25**

Distance **1.24km**



**4/23 SIMPSONS ROAD BOX HILL
VIC 3128**

3 1 1

Sold Price

\$870,000

Sold Date **04-Oct-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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