

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

7 PAISLEY 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

\$2,700,000

&

\$2,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Box Hill North

Period-from

01 Jan 2025

to

31 Dec 2025

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

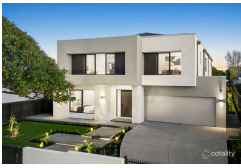
Date of sale

5 TWYFORD STREET BOX HILL NORTH VIC 3129	\$2,720,000	23-Jun-25
1 TWYFORD STREET BOX HILL NORTH VIC 3129	\$2,712,000	25-Oct-25
9 PAISLEY STREET BOX HILL NORTH VIC 3129	\$3,010,000	06-Sep-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: 07 January 2026



5 TWYFORD STREET BOX HILL NORTH VIC 3129

5 4 2

Sold Price **\$2,720,000** Sold Date **23-Jun-25**

Distance **1.43km**



1 TWYFORD STREET BOX HILL NORTH VIC 3129

4 3 2

Sold Price **\$2,712,000** Sold Date **25-Oct-25**

Distance **1.46km**



9 PAISLEY STREET BOX HILL NORTH VIC 3129

5 5 2

Sold Price **\$3,010,000** Sold Date **06-Sep-25**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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