

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

3/48 Clyde Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,077,500

Property Type

Townhouse

Suburb

Box Hill North

Period - From

23/02/2025

to

22/02/2026

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	2a Toogoods Rise BOX HILL NORTH 3129	\$1,201,000	20/12/2025
2	38a Springfield Rd BOX HILL NORTH 3129	\$1,240,000	25/10/2025
3	39a Norfolk Cirt DONCASTER 3108	\$1,210,000	20/09/2025

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:

23/02/2026 16:01



4 3 2

Property Type: Townhouse

Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

23/02/2025 - 22/02/2026: \$1,077,500

Comparable Properties



2a Toogoods Rise BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,201,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

Land Size: 295 sqm approx



38a Springfield Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,240,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



39a Norfolk Cirt DONCASTER 3108 (REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House

Land Size: 328 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800