

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

16 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,300,000

 &

\$1,400,000

Median sale price

Median price

\$1,413,250

 Property Type

House

 Suburb

Box Hill North

Period - From

05/03/2025

 to

04/03/2026

 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	13 Ronald St BOX HILL NORTH 3129	\$1,310,000	07/02/2026
2	9 Kneale Dr BOX HILL NORTH 3129	\$1,390,000	20/11/2025
3	4 First Av BOX HILL NORTH 3129	\$1,345,000	18/10/2025

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:

05/03/2026 02:22



Property Type: House
Land Size: 700 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 05/03/2025 - 04/03/2026: \$1,413,250

Comparable Properties



13 Ronald St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 795 sqm approx



9 Kneale Dr BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)
Land Size: 780 sqm approx



4 First Av BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 718 sqm approx

Account - RT Edgar Boroondara | P: 88882000