

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 GALT 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

\$3,580,000

&

\$3,880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

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

7 EDWIN STREET BOX HILL NORTH VIC 3129	\$3,520,000	24-Sep-25
12 HALIFAX STREET MONT ALBERT NORTH VIC 3129	\$3,900,000	07-Feb-26

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: 27 February 2026



7 EDWIN STREET BOX HILL NORTH VIC 3129 Sold Price **\$3,520,000** Sold Date **24-Sep-25**

 3  5  2

Distance **0.27km**



12 HALIFAX STREET MONT ALBERT NORTH VIC 3129 Sold Price ^{RS} **\$3,900,000** Sold Date **07-Feb-26**

 6  6  2

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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