

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 839 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,600,000 & \$1,720,000

Median sale price

Median price \$1,410,500 Property Type House Suburb Box Hill North

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	50 Mersey St BOX HILL NORTH 3129	\$1,680,000	14/02/2026
2	4 Barcelona St BOX HILL 3128	\$1,660,000	20/12/2025
3	9 Ernest St BLACKBURN 3130	\$1,700,000	29/11/2025

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: 24/02/2026 10:47



 4
  2
  2

Property Type: House
Land Size: 757 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,720,000
Median House Price
 December quarter 2025: \$1,410,500

Comparable Properties



50 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

 4
  2
  4

Price: \$1,680,000
Method: Private Sale
Date: 14/02/2026
Property Type: House
Land Size: 749 sqm approx



4 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,660,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 613 sqm approx



9 Ernest St BLACKBURN 3130 (REI)

Agent Comments

 4
  1
  2

Price: \$1,700,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Account - Marshall White | P: 03 9822 9999



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