

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

132 Nelson Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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.

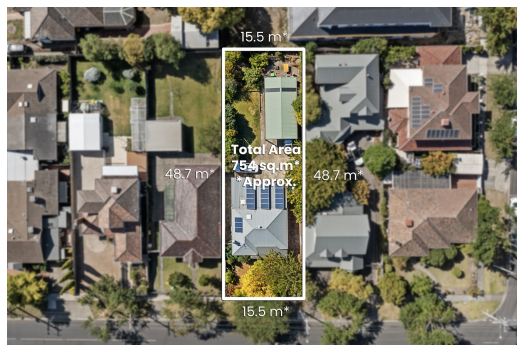
	Address of comparable property	Price	Date of sale
1	Corner Block/499 Middleborough Rd BOX HILL NORTH 3129	\$1,480,000	28/01/2026
2	56 Peter St BOX HILL NORTH 3129	\$1,421,000	08/11/2025
3	11 Campaspe St BOX HILL NORTH 3129	\$1,460,000	20/09/2025

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:

06/02/2026 13:06



 4
  1
  2

Property Type: House (Res)

Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,410,500

Comparable Properties



Corner Block/499 Middleborough Rd BOX HILL NORTH 3129 (REI)

Agent Comments

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  2
  4

Price: \$1,480,000

Method: Auction Sale

Date: 28/01/2026

Property Type: House

Land Size: 850 sqm approx



56 Peter St BOX HILL NORTH 3129 (REI)

Agent Comments

 5
  2
  2

Price: \$1,421,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 628 sqm approx



11 Campaspe St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

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  1

Price: \$1,460,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 598 sqm approx

Account - RT Edgar Whitehorse | P: 03 9888 9966



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