

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

2/429 MIDDLEBOROUGH ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 2025

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

1/73-75 DORKING ROAD BOX HILL NORTH VIC 3129	\$728,000	17-Sep-25
3/18 THAMES STREET BOX HILL NORTH VIC 3129	\$760,800	11-Jul-25
1/23 TYNE STREET BOX HILL NORTH VIC 3129	\$745,000	06-Sep-25

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: 11 October 2025

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**1/73-75 DORKING ROAD BOX HILL
 NORTH VIC 3129**

 2  1  1

Sold Price

^{RS} **\$728,000**

Sold Date

17-Sep-25

Distance

0.75km



**3/18 THAMES STREET BOX HILL
 NORTH VIC 3129**

 2  1  2

Sold Price

\$760,800

Sold Date

11-Jul-25

Distance

0.82km



**1/23 TYNE STREET BOX HILL
 NORTH VIC 3129**

 2  1  1

Sold Price

^{RS} **\$745,000**

Sold Date

06-Sep-25

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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