

## 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

1/34 PACKHAM STREET BOX HILL NORTH VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$1,380,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,348,500

Property type

House

Suburb

Box Hill North

Period-from

13 Oct 2023

to

13 Apr 2024

Source

Corelogic

### 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

1/8 FIRST AVENUE BOX HILL NORTH VIC 3129	\$1,410,000	18-Nov-23
78 KATRINA STREET BLACKBURN NORTH VIC 3130	\$1,450,000	05-Mar-24
2/11 ASHLEY STREET BOX HILL NORTH VIC 3129	\$1,430,000	06-Apr-24

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: 13 April 2024



**1/8 FIRST AVENUE BOX HILL  
NORTH VIC 3129**

4 3 2

Sold Price **\$1,410,000** Sold Date **18-Nov-23**

Distance **0.86km**



**78 KATRINA STREET BLACKBURN  
NORTH VIC 3130**

4 3 2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **05-Mar-24**

Distance **1.06km**



**2/11 ASHLEY STREET BOX HILL  
NORTH VIC 3129**

4 3 2

Sold Price **\$1,430,000** Sold Date **06-Apr-24**

Distance **0.4km**



**1/36 PACKHAM STREET BOX HILL  
NORTH VIC 3129**

4 3 2

Sold Price <sup>RS</sup> **\$1,538,000** Sold Date **23-Mar-24**

Distance **0.02km**



**129A DORKING ROAD BOX HILL  
NORTH VIC 3129**

4 3 2

Sold Price **\$1,559,000** Sold Date **10-Feb-24**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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