

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

1/4 Loddon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,106,000

Property Type

Townhouse

Suburb

Box Hill North

Period - From

20/05/2024

to

19/05/2025

Source

Property Data

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	6/17 Elmhurst Rd BLACKBURN 3130	\$1,390,000	13/04/2025
2	3/5 Campaspe St BOX HILL NORTH 3129	\$1,180,000	12/04/2025
3	3 Rainbow La BOX HILL NORTH 3129	\$1,253,000	12/04/2025

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:

20/05/2025 14:49



4 3 2

Property Type: Townhouse
Land Size: 287m2 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
20/05/2024 - 19/05/2025: \$1,106,000

Comparable Properties



6/17 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,390,000
Method: Auction Sale
Date: 13/04/2025
Property Type: Townhouse (Res)



3/5 Campaspe St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,180,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 222 sqm approx



3 Rainbow La BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,253,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx