

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

10 Nan 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

&

\$1,700,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2025

to 30/06/2026

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	10 Kinkora Rd BLACKBURN 3130	\$1,680,000	09/05/2026
2	5 Mckean St BOX HILL NORTH 3129	\$1,700,000	11/04/2026
3	83 Heathfield Rise BOX HILL NORTH 3129	\$1,610,000	08/03/2026

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:

19/08/2026 10:51



Property Type: House

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



10 Kinkora Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,680,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 890 sqm approx



5 Mckean St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 697 sqm approx



83 Heathfield Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Sold After Auction

Date: 08/03/2026

Property Type: House (Res)

Land Size: 624 sqm approx