

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

13/19 Paul Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$860,500

Property Type Unit

Suburb Box Hill North

Period - From 07/09/2025

to 06/09/2026

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	4/69 Medway St BOX HILL NORTH 3129	\$670,000	31/08/2026
2	3/11 Goulburn St BOX HILL NORTH 3129	\$760,000	26/05/2026
3	5/1 Lawford St BOX HILL NORTH 3129	\$680,000	22/04/2026

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:

07/09/2026 11:19



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

07/09/2025 - 06/09/2026: \$860,500

Comparable Properties



4/69 Medway St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method:

Date: 31/08/2026

Property Type: Unit



3/11 Goulburn St BOX HILL NORTH 3129 (VG)

Agent Comments

 2  -  -

Price: \$760,000

Method: Sale

Date: 26/05/2026

Property Type: Flat/Unit/Apartment (Res)



5/1 Lawford St BOX HILL NORTH 3129 (VG)

Agent Comments

 2  -  -

Price: \$680,000

Method: Sale

Date: 22/04/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9874 3355