

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 Elizabeth Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,322,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2026

to

31/03/2026

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	16 Olympiad Cr BOX HILL NORTH 3129	\$1,205,000	30/03/2026
2	27 Saxton St BOX HILL NORTH 3129	\$1,180,000	09/03/2026
3	51 Heathfield Rise BOX HILL NORTH 3129	\$1,205,000	01/03/2026

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:

23/04/2026 23:53



3
 1
 3

Property Type: House
Land Size: 763 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 March quarter 2026: \$1,322,000

Comparable Properties



16 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments

3
 2
 4

Price: \$1,205,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 700 sqm approx



27 Saxton St BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 2

Price: \$1,180,000
Method: Private Sale
Date: 09/03/2026
Property Type: House
Land Size: 670 sqm approx



51 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

3
 1
 2

Price: \$1,205,000
Method: Sold After Auction
Date: 01/03/2026
Property Type: House (Res)
Land Size: 586 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800