

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

13a Peter Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Box Hill North

Period - From 01/04/2026

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	8 Mccoll Rd MONT ALBERT NORTH 3129	\$955,000	11/07/2026
2	976 Station St BOX HILL NORTH 3129	\$900,000	22/05/2026
3	28 Paul Av BOX HILL NORTH 3129	\$970,000	18/04/2026

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:

08/09/2026 11:25



 3  2  1

Property Type: House
Land Size: 337 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2026: \$1,400,000

Comparable Properties



8 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$955,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 266 sqm approx



976 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 536 sqm approx



28 Paul Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$970,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 367 sqm approx

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