

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

17 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,407,500

Property Type House

Suburb Box Hill North

Period - From 01/04/2025

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	51 Kerrimuir St BOX HILL NORTH 3129	\$1,600,000	08/04/2026
2	56 Springfield RD BOX HILL NORTH 3129	\$1,572,500	21/03/2026
3	37 Toogoods Rise BOX HILL NORTH 3129	\$1,655,000	14/11/2025

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:

20/04/2026 16:39



 4  2  2

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending March 2026: \$1,407,500

Comparable Properties



51 Kerrimuir St BOX HILL NORTH 3129 (REI)

Agent Comments

 5  3  3

Price: \$1,600,000

Method: Private Sale

Date: 08/04/2026

Property Type: House

Land Size: 623 sqm approx



56 Springfield RD BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  3

Price: \$1,572,500

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 604 sqm approx



37 Toogoods Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,655,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

Land Size: 589 sqm approx