

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

2/787 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,120,000

Property Type Townhouse

Suburb Box Hill North

Period - From 16/09/2025

to

15/09/2026

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.

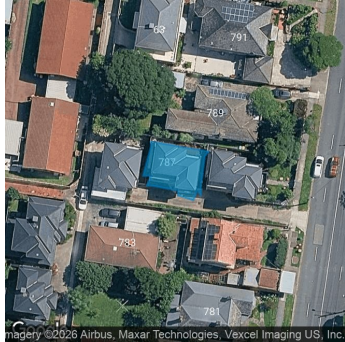
	Address of comparable property	Price	Date of sale
1	1/2 Elmhurst Rd BLACKBURN 3130	\$1,218,000	17/07/2026
2	1/8 Box Hill Cr MONT ALBERT NORTH 3129	\$1,175,000	11/07/2026
3	1/14 Ovens St BOX HILL NORTH 3129	\$1,165,000	26/06/2026

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:

16/09/2026 14:23



 4  2  2

Property Type:

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

16/09/2025 - 15/09/2026: \$1,120,000

Comparable Properties



1/2 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,218,000

Method: Private Sale

Date: 17/07/2026

Property Type: Townhouse (Single)



1/8 Box Hill Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  3  1

Price: \$1,175,000

Method: Private Sale

Date: 11/07/2026

Property Type: Townhouse (Single)



1/14 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,165,000

Method: Private Sale

Date: 26/06/2026

Property Type: Townhouse (Single)

Land Size: 272 sqm approx

Account - Jellis Craig Box Hill | P: 03 8843 0200