

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

21 Packham Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2025

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	75 Shafer Rd BLACKBURN NORTH 3130	\$1,150,000	06/06/2026
2	13 Meryl St DONCASTER EAST 3109	\$1,065,000	04/08/2026
3	1 Primrose St BLACKBURN NORTH 3130	\$1,100,000	21/04/2026

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:

05/08/2026 13:49



3 2 2

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending June 2026: \$1,405,000

Comparable Properties



75 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method:
Date: 06/06/2026
Property Type: House



13 Meryl St DONCASTER EAST 3109 (REI)

Agent Comments

3 2 2

Price: \$1,065,000
Method: Private Sale
Date: 04/08/2026
Property Type: House
Land Size: 728 sqm approx



1 Primrose St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 2 3

Price: \$1,100,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 653 sqm approx