

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

3/48 CLYDE STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$918,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/2 DOULTON ROAD BLACKBURN VIC 3130	\$1,550,000	16-Apr-25
THAMES STREET BOX HILL NORTH VIC 3129	\$1,938,000	28-Sep-25
8A CLYDE STREET BOX HILL NORTH VIC 3129	\$1,718,000	06-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 30 March 2026



**1/2 DOULTON ROAD BLACKBURN
VIC 3130**

 3  3  2

Sold Price

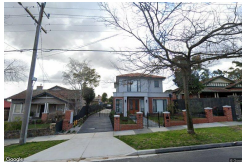
\$1,550,000

Sold Date

16-Apr-25

Distance

1.29km



**THAMES STREET BOX HILL NORTH
VIC 3129**

 4  -  -

Sold Price

\$1,938,000

Sold Date

28-Sep-25

Distance

0.55km



**8A CLYDE STREET BOX HILL
NORTH VIC 3129**

 4  3  2

Sold Price

^{RS} **\$1,718,000**

Sold Date

06-Feb-26

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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