

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

34 Saxton Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

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	187 Dorking Rd BOX HILL NORTH 3129	\$1,575,000	19/09/2026
2	10 Nan St BOX HILL NORTH 3129	\$1,755,000	12/09/2026
3	55 Mersey St BOX HILL NORTH 3129	\$1,547,500	05/09/2026

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:

28/09/2026 15:26



4 2 2

Rooms: 7
Property Type: House
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,580,000 - \$1,680,000
Median House Price
 Year ending June 2026: \$1,405,000

Comparable Properties



187 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 3

Price: \$1,575,000
Method: Auction Sale
Date: 19/09/2026
Property Type: House (Res)
Land Size: 637 sqm approx



10 Nan St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 4

Price: \$1,755,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)
Land Size: 727 sqm approx



55 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

5 2 2

Price: \$1,547,500
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 713 sqm approx

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