

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

4/16 Lexton Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$926,500

Property Type Unit

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	2/33 Elmhurst Rd BLACKBURN 3130	\$875,000	15/06/2026
2	2/2b Derwent St BOX HILL NORTH 3129	\$860,500	23/05/2026
3	28 Paul Av BOX HILL NORTH 3129	\$970,000	18/04/2026

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:

24/06/2026 14:09

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3 2 2

Rooms: 5
Property Type: Unit
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

Year ending March 2026: \$926,500

Comparable Properties



2/33 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 15/06/2026
Property Type: Unit



2/2b Derwent St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$860,500
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)



28 Paul Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$970,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 367 sqm approx

Account - Jellis Craig | P: (03) 9908 5700