

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

42 Olympiad Crescent, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

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	55 Mersey St BOX HILL NORTH 3129	\$1,547,500	05/09/2026
2	17 Linda Av BOX HILL NORTH 3129	\$1,580,000	27/08/2026
3	9 Ovens St BOX HILL NORTH 3129	\$1,550,000	17/06/2026

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:

14/09/2026 08:34

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Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

Year ending June 2026: \$1,405,000



Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



55 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,547,500

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 713 sqm approx



17 Linda Av BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 27/08/2026

Property Type: House

Land Size: 641 sqm approx



9 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 17/06/2026

Property Type: House (Res)

Land Size: 621 sqm approx

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



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