

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

5/4 Amaroo Court, Box Hill North VIC 3129

Indicative selling price

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

Range between

\$900,000

&

\$980,000

Median sale price

Median price

\$925,750

Property Type

Unit

Suburb

Box Hill North

Period - From

07/01/2026

to

06/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/2b Derwent St, Box Hill North Vic	\$860,500	23/05/2026
3/22 Tram Rd, Doncaster Vic	\$950,000	11/05/2026
7/3 Dunloe Av, Mont Albert North Vic	\$915,000	15/05/2026

This Statement of Information was prepared on:

07/07/2026