

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

55 Mersey Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Box Hill North

Period - From 01/04/2026

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	5 Simmons St BOX HILL NORTH 3129	\$1,350,000	08/08/2026
2	82 Woodhouse Gr BOX HILL NORTH 3129	\$1,450,000	20/03/2026
3	20 Twyford St BOX HILL NORTH 3129	\$1,530,000	18/03/2026

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:

10/08/2026 16:55



Property Type: House (Previously Occupied - Detached)
Land Size: 714 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2026: \$1,400,000

Comparable Properties



5 Simmons St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)
Land Size: 587 sqm approx



82 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 604 sqm approx



20 Twyford St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 646 sqm approx

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