

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

7 PADGHAM COURT BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Box Hill North

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

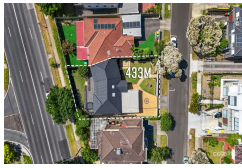
Date of sale

1/37 FREDERICK STREET DONCASTER VIC 3108	\$1,050,000	14-Dec-24
57 BOX HILL CRESCENT MONT ALBERT NORTH VIC 3129	\$1,060,000	05-Apr-25
74 DORKING ROAD BOX HILL VIC 3128	\$1,082,000	28-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 20 May 2026


**1/37 FREDERICK STREET
DONCASTER VIC 3108**
 3  1  2

Sold Price **\$1,050,000** Sold Date **14-Dec-24**

Distance **0.81km**

**57 BOX HILL CRESCENT MONT
ALBERT NORTH VIC 3129**
 3  2  -

Sold Price **\$1,060,000** Sold Date **05-Apr-25**

Distance **1.42km**

**74 DORKING ROAD BOX HILL VIC
3128**
 3  1  2

Sold Price **\$1,082,000** Sold Date **28-Jun-25**

Distance **1.86km**
RS = Recent sale

UN = Undisclosed Sale

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