

## 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

794 STATION STREET BOX HILL NORTH VIC 3129

### Indicative selling price

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

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Box Hill North

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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

1A DEWRANG CRESCENT BLACKBURN VIC 3130	\$1,591,000	09-Sep-23
3 DORA AVENUE BLACKBURN VIC 3130	\$1,405,000	03-Feb-24
22 PRIMROSE STREET BLACKBURN NORTH VIC 3130	\$1,525,000	02-Dec-23

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: 06 March 2024


**1A DEWRANG CRESCENT  
BLACKBURN VIC 3130**

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 Sold Price **\$1,591,000** Sold Date **09-Sep-23**

 Distance **1.51km**

**3 DORA AVENUE BLACKBURN VIC  
3130**

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 Sold Price <sup>RS</sup> **\$1,405,000** <sup>UN</sup> Sold Date **03-Feb-24**

 Distance **1.58km**

**22 PRIMROSE STREET BLACKBURN  
NORTH VIC 3130**

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 Sold Price **\$1,525,000** Sold Date **02-Dec-23**

 Distance **1.91km**

**22 GARDEN STREET BOX HILL  
NORTH VIC 3129**

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 Sold Price **\$1,380,000** Sold Date **20-Jul-22**

 Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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