

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

8 Regan 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 \$1,341,000

Property Type House

Suburb Box Hill North

Period - From 01/01/2025

to

31/03/2025

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	57 Watts St BOX HILL NORTH 3129	\$1,565,000	08/04/2025
2	12 Twyford St BOX HILL NORTH 3129	\$1,331,600	08/02/2025
3	30 Packham St BOX HILL NORTH 3129	\$1,103,000	19/12/2024

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:

06/05/2025 17:30



 3  1  3

Property Type: House
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2025: \$1,341,000

Comparable Properties



57 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,565,000
Method: Auction Sale
Date: 08/04/2025
Property Type: House (Res)
Land Size: 739 sqm approx



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

Agent Comments

 3  1  1

Price: \$1,331,600
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 650 sqm approx



30 Packham St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,103,000
Method: Auction Sale
Date: 19/12/2024
Property Type: House (Res)
Land Size: 693 sqm approx

Account - Barry Plant | P: 03 9842 8888