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	4 Third Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	46 Peter St BOX HILL NORTH 3129	$1,190,000	05/04/2025
2	47 Harrison St BOX HILL NORTH 3129	$1,190,000	22/02/2025
3	7 Third Av BOX HILL NORTH 3129	$1,135,000	29/01/2025

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: 01/05/2025 14:29

4 Third Avenue, Box Hill North Vic 3129

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



3 2 2

Property Type: House
Land Size: 751 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $1,341,000

Comparable Properties



46 Peter St BOX HILL NORTH 3129 (REI)

3 1 2

Price: $1,190,000
Method: Private Sale
Date: 05/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



47 Harrison St BOX HILL NORTH 3129 (REI)

3 1 3

Price: $1,190,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments



7 Third Av BOX HILL NORTH 3129 (VG)

3 - -

Price: $1,135,000
Method: Sale
Date: 29/01/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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