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	1c Werder Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,381,500 Property Type House Suburb Box Hill North

Period - From 01/10/2024 to 30/09/2025 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	2b Junction Rd BLACKBURN NORTH 3130	$1,370,000	04/10/2025
2	76 Margaret St BOX HILL 3128	$1,320,000	19/07/2025
3	9 Olympiad Cr BOX HILL NORTH 3129	$1,618,000	05/07/2025

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: 03/11/2025 11:44

1c Werder Street, Box Hill North Vic 3129

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2025: $1,381,500

Comparable Properties



2b Junction Rd BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,370,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 256 sqm approx

Agent Comments



76 Margaret St BOX HILL 3128 (REI/VG)

3 2 2

Price: $1,320,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 288 sqm approx

Agent Comments



9 Olympiad Cr BOX HILL NORTH 3129 (REI/VG)

4 3 1

Price: $1,618,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 356 sqm approx

Agent Comments

Account - Heavyside

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