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	2/863 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $980,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2025 to 31/12/2025 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	1/5 Rowland St MONT ALBERT 3127	$910,000	24/12/2025
2	7 Avon St BOX HILL NORTH 3129	$783,200	15/11/2025
3	14 Kneale Dr BOX HILL NORTH 3129	$830,000	10/10/2025

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: 18/02/2026 10:56

2/863 Station Street, Box Hill North Vic 3129

JellisCraig

Andrew Luke
0399085700
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andrewluke@jelliscraig.com.au

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
December quarter 2025: $980,000



3 2 2

Property Type: Unit
Land Size: 271 sqm approx

Agent Comments

Comparable Properties



1/5 Rowland St MONT ALBERT 3127 (REI/VG)

3 1 1

Price: $910,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 149 sqm approx

Agent Comments

7 Avon St BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $783,200
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 221 sqm approx

Agent Comments



14 Kneale Dr BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $830,000
Method: Private Sale
Date: 10/10/2025
Property Type: House
Land Size: 282 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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