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: 5/14 Roselea Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,000,000 & $1,090,000

Median sale price

Median price $926,500 Property Type Unit Suburb Box Hill North

Period - From 01/04/2025 to 31/03/2026 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	1/28 Boronia Gr DONCASTER EAST 3109	$1,171,500	02/05/2026
2	1/414 Middleborough Rd BLACKBURN 3130	$1,118,000	01/05/2026
3	2/875 Doncaster Rd DONCASTER EAST 3109	$1,000,000	17/04/2026

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: 20/05/2026 11:27

5/14 Roselea Street, Box Hill North Vic 3129

JellisCraig

Stephen Le Get
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Indicative Selling Price
$1,000,000 - $1,090,000
Median Unit Price
Year ending March 2026: $926,500



4 2 2

Property Type: Townhouse
Agent Comments

Comparable Properties



1/28 Boronia Gr DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,171,500
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Agent Comments



1/414 Middleborough Rd BLACKBURN 3130 (REI)

4 2 2

Price: $1,118,000
Method: Private Sale
Date: 01/05/2026
Property Type: Townhouse (Single)
Land Size: 289 sqm approx

Agent Comments



2/875 Doncaster Rd DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 17/04/2026
Property Type: Townhouse (Single)
Land Size: 212 sqm approx

Agent Comments

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