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 Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,395,000 Property Type House Suburb Box Hill North

Period - From 14/10/2023 to 13/10/2024 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	1/22 Thames St BOX HILL NORTH 3129	$816,000	24/08/2024
2	1/2 Kneale Dr BOX HILL NORTH 3129	$822,000	10/08/2024
3	2 Harrison St BOX HILL NORTH 3129	$842,500	04/05/2024

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: 14/10/2024 15:21

5 Harrison Street, Box Hill North Vic 3129



3 1 1

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
14/10/2023 - 13/10/2024: $1,395,000

Comparable Properties



1/22 Thames St BOX HILL NORTH 3129 (REI)

2 1 2

Price: $816,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit
Land Size: 230 sqm approx

Agent Comments



1/2 Kneale Dr BOX HILL NORTH 3129 (REI)

3 1 2

Price: $822,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size: 309 sqm approx

Agent Comments



2 Harrison St BOX HILL NORTH 3129 (REI/VG)

2 1 2

Price: $842,500
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 226 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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