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	17 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,407,500 Property Type House 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	17 Maude St BOX HILL NORTH 3129	$1,638,000	12/05/2026
2	10 Kinkora Rd BLACKBURN 3130	$1,680,000	09/05/2026
3	5 Mckean St BOX HILL NORTH 3129	$1,700,000	11/04/2026

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: 09/06/2026 11:49

17 Linda Avenue, Box Hill North Vic 3129

JellisCraig

Zeng Shi
9574 9555
0409 520 188
zengshi@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
Year ending March 2026: $1,407,500

Comparable Properties



17 Maude St BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,638,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



10 Kinkora Rd BLACKBURN 3130 (REI)

4 2 3

Price: $1,680,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 890 sqm approx

Agent Comments



5 Mckean St BOX HILL NORTH 3129 (REI/VG)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE | propertydata.com.au

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