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	37 Twyford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	2 Bellara St DONCASTER 3108	$1,470,000	17/04/2026
2	15 Coolabah St DONCASTER 3108	$1,450,000	16/04/2026
3	1062 Whitehorse Rd BOX HILL 3128	$1,445,000	28/02/2026

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: 18/06/2026 19:32

37 Twyford Street, Box Hill North Vic 3129

Luna Tian
03 9889 8800
0424990327
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5 3 2

Property Type: House
Land Size: 369 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending March 2026: $1,407,500

Comparable Properties



2 Bellara St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,470,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



15 Coolabah St DONCASTER 3108 (REI)

4 4 2

Price: $1,450,000
Method: Private Sale
Date: 16/04/2026
Property Type: House

Agent Comments

Land size approx.340sqm



1062 Whitehorse Rd BOX HILL 3128 (REI)

5 2 2

Price: $1,445,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 483 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

REIV THE DIFFERENCE

propertydata .com.au

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