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 Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,400,000 Property Type House Suburb Box Hill North

Period - From 01/04/2026 to 30/06/2026 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	7 Ronald St BOX HILL NORTH 3129	$1,350,000	20/06/2026
2	63 Dorking Rd BOX HILL NORTH 3129	$1,300,000	18/05/2026
3	15 Linda Av BOX HILL NORTH 3129	$1,400,000	10/04/2026

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: 18/08/2026 22:26

37 Harrison Street, Box Hill North Vic 3129

JellisCraig



4 2 2

Property Type: House
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2026: $1,400,000

Comparable Properties



7 Ronald St BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,350,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



63 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

4 1 3

Price: $1,300,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 711 sqm approx

Agent Comments



15 Linda Av BOX HILL NORTH 3129 (REI/VG)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8843 0200

REIV THE DIFFERENCE

propertydata .com.au

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