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<br>Including suburb and postcode | 3/93 HARRISON STREET BOX HILL NORTH VIC 3129 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $960,000 | & | $990,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $901,000 | Property type | Unit | Suburb | Box Hill North |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 4/93 HARRISON STREET BOX HILL NORTH VIC 3129 | $901,000 | 12-Apr-25 |
| 5/93 HARRISON STREET BOX HILL NORTH VIC 3129 | $980,000 | 16-Aug-25 |
| 3/71 PETER STREET BOX HILL NORTH VIC 3129 | $999,000 | 21-Jul-25 |

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 6 months.~~

This Statement of Information was prepared on: 18 August 2025

OBrien Real Estate

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**4/93 HARRISON STREET BOX HILL NORTH VIC 3129**

3 2 2

Sold Price **$901,000** Sold Date **12-Apr-25**

Distance **0km**



**5/93 HARRISON STREET BOX HILL NORTH VIC 3129**

3 2 2

Sold Price RS **$980,000** Sold Date **16-Aug-25**

Distance **0km**



**3/71 PETER STREET BOX HILL NORTH VIC 3129**

3 2 2

Sold Price RS **$999,000** UN Sold Date **21-Jul-25**

Distance **0.66km**

**RS** = Recent sale **UN** = Undisclosed Sale

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