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	25 Mersey Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,320,000 Property Type House Suburb Box Hill North

Period - From 02/10/2022 to 01/10/2023 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 Davey St BOX HILL 3128	$1,150,000	05/08/2023
2	1/38 Margaret St BOX HILL 3128	$1,060,000	12/08/2023
3	442a Middleborough Rd BLACKBURN 3130	$1,000,000	07/07/2023

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: 02/10/2023 09:52

25 Mersey Street, Box Hill North Vic 3129



3 1 1

Property Type: House
Land Size: 443 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
02/10/2022 - 01/10/2023: $1,320,000

Comparable Properties



2 Davey St BOX HILL 3128 (REI)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 453 sqm approx

Agent Comments



1/38 Margaret St BOX HILL 3128 (REI)

3 1 3

Price: $1,060,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 323 sqm approx

Agent Comments



442a Middleborough Rd BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,000,000
Method: Sold Before Auction
Date: 07/07/2023
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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