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	1/71 Peter Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $981,000 Property Type Unit Suburb Box Hill North

Period - From 01/04/2025 to 30/06/2025 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	3/71 Peter St BOX HILL NORTH 3129	$999,000	21/07/2025
2	7/231 Dorking Rd BOX HILL NORTH 3129	$938,000	19/07/2025
3	2/12 Loraine Av BOX HILL NORTH 3129	$951,000	12/07/2025

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: 09/09/2025 10:59

1/71 Peter Street, Box Hill North Vic 3129

Andrew Luke
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Indicative Selling Price
$900,000 - $990,000
Median Unit Price
June quarter 2025: $981,000



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



3/71 Peter St BOX HILL NORTH 3129 (REI)

3 2 2

Price: $999,000
Method: Private Sale
Date: 21/07/2025
Property Type: Townhouse (Single)

Agent Comments



7/231 Dorking Rd BOX HILL NORTH 3129 (REI)

4 2 2

Price: $938,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)

Agent Comments



2/12 Loraine Av BOX HILL NORTH 3129 (REI)

3 3 1

Price: $951,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)

Agent Comments

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

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