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	1/11 Medway Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,416,000 Property Type House 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	5/8 Camelia St BOX HILL 3128	$1,410,000	20/09/2025
2	1/3 Broomhill Av BLACKBURN 3130	$1,380,000	21/06/2025
3	2/2 Doulton Rd BLACKBURN 3130	$1,390,000	17/06/2025

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: 23/09/2025 17:50

1/11 Medway Street, Box Hill North Vic 3129

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4 3 2

Property Type: Townhouse
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2025: $1,416,000

Comparable Properties



5/8 Camelia St BOX HILL 3128 (REI)

4 3 2

Price: $1,410,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



1/3 Broomhill Av BLACKBURN 3130 (REI/VG)

4 2 2

Price: $1,380,000
Method: Private Sale
Date: 21/06/2025
Property Type: Townhouse (Single)

Agent Comments



2/2 Doulton Rd BLACKBURN 3130 (REI/VG)

4 4 2

Price: $1,390,000
Method: Sold Before Auction
Date: 17/06/2025
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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