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	1/112a Severn Street, Box Hill North Vic 3129

Indicative selling price

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

Single price $798,500

Median sale price

Median price $912,000 Property Type Unit Suburb Box Hill North

Period - From 17/11/2024 to 16/11/2025 Source Property Data

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	3/501 Middleborough Rd BOX HILL NORTH 3129	$780,000	15/11/2025
2	2/429 Middleborough Rd BOX HILL 3128	$730,000	15/10/2025
3	1/23 Tyne St BOX HILL NORTH 3129	$745,000	06/09/2025

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: 17/11/2025 15:09

1/112a Severn Street, Box Hill North Vic 3129

David Fileccia
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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$798,500
Median Unit Price
17/11/2024 - 16/11/2025: $912,000

Comparable Properties



3/501 Middleborough Rd BOX HILL NORTH 3129 (REI)

2 1 1

Price: $780,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 166 sqm approx

Agent Comments



2/429 Middleborough Rd BOX HILL 3128 (REI/VG)

2 1 2

Price: $730,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit
Land Size: 130 sqm approx

Agent Comments



1/23 Tyne St BOX HILL NORTH 3129 (REI/VG)

2 1 2

Price: $745,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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