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	499 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,405,000 Property Type House Suburb Box Hill North

Period - From 01/07/2025 to 30/09/2025 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	444 Middleborough Rd BLACKBURN 3130	$1,210,000	06/12/2025
2	81 Peter St BOX HILL NORTH 3129	$1,436,000	04/12/2025
3	40 Springfield Rd BOX HILL NORTH 3129	$1,310,000	30/08/2025

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.~~

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499 Middleborough Road, Box Hill North Vic 3129

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Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
September quarter 2025: $1,405,000

Comparable Properties



444 Middleborough Rd BLACKBURN 3130 (REI)

4 2 1

Agent Comments

Price: $1,210,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



81 Peter St BOX HILL NORTH 3129 (REI)

4 2 2

Agent Comments

Price: $1,436,000
Method: Private Sale
Date: 04/12/2025
Property Type: House



40 Springfield Rd BOX HILL NORTH 3129 (REI/VG)

4 1 2

Agent Comments

Price: $1,310,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 655 sqm approx

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