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	4/11 Paisley Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $980,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2025 to 31/12/2025 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	2/36 Tyne St BOX HILL NORTH 3129	$690,000	13/12/2025
2	1/43 Thames St BOX HILL 3128	$660,000	10/12/2025
3	2/25 Clay Dr DONCASTER 3108	$725,000	05/12/2025

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: 27/01/2026 09:31

4/11 Paisley Street, Box Hill North Vic 3129

JellisCraig



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
December quarter 2025: $980,000

Comparable Properties



2/36 Tyne St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit
Land Size: 168 sqm approx

Agent Comments



1/43 Thames St BOX HILL 3128 (REI)

2 1 2

Price: $660,000
Method: Private Sale
Date: 10/12/2025
Property Type: Villa

Agent Comments



2/25 Clay Dr DONCASTER 3108 (REI)

2 2 1

Price: $725,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata.com.au

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