

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

38 Aspinal Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,322,000 Property Type House Suburb Box Hill North

Period - From 01/01/2026 to 31/03/2026 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	13 Chapman St BLACKBURN NORTH 3130	\$950,000	06/11/2025
2	51 Heathfield Rise BOX HILL NORTH 3129	\$1,205,000	01/03/2026
3	14 Shanklin St BOX HILL NORTH 3129	\$825,000	25/02/2026

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:

28/04/2026 10:18



 3  1  2

Property Type: House
Land Size: 588 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,040,000
Median House Price
 March quarter 2026: \$1,322,000

Comparable Properties

13 Chapman St BLACKBURN NORTH 3130 (REI)

Agent Comments

 2  1  1

Price: \$950,000
Method:
Date: 06/11/2025
Property Type: House



51 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$1,205,000
Method: Sold After Auction
Date: 01/03/2026
Property Type: House (Res)
Land Size: 586 sqm approx

14 Shanklin St BOX HILL NORTH 3129 (VG)

Agent Comments

 3  -  -

Price: \$825,000
Method: Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 554 sqm approx

Account - Barry Plant | P: 03 9842 8888