

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

4/7 Court Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$970,000

Median sale price

Median price

\$835,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

28/07/2024

to

27/07/2025

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	2/17 Parkside Av BOX HILL 3128	\$1,190,000	07/06/2025
2	792a Station St BOX HILL NORTH 3129	\$910,000	31/05/2025
3	3/10 Simpsons Rd BOX HILL 3128	\$896,000	22/03/2025

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:

28/07/2025 11:23



 3  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$970,000

Median Townhouse Price

28/07/2024 - 27/07/2025: \$835,000

Comparable Properties



2/17 Parkside Av BOX HILL 3128 (REI)

Agent Comments

 3  2  1

Price: \$1,190,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Townhouse (Res)

Land Size: 240 sqm approx



792a Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  1

Price: \$910,000

Method: Private Sale

Date: 31/05/2025

Property Type: Townhouse (Single)

Land Size: 213 sqm approx



3/10 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$896,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355