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	15 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

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

Single price $1,480,000

Median sale price

Median price $1,410,500 Property Type House 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	3 Laura Ct BOX HILL NORTH 3129	$1,500,000	21/03/2026
2	56 Springfield RD BOX HILL NORTH 3129	$1,572,500	21/03/2026
3	20 Twyford St BOX HILL NORTH 3129	$1,530,000	18/03/2026

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: 23/03/2026 11:52

15 Linda Avenue, Box Hill North Vic 3129

BARRYPLANT



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000
Median House Price
December quarter 2025: $1,410,500

Comparable Properties



3 Laura Ct BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,500,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



56 Springfield RD BOX HILL NORTH 3129 (REI)

4 2 3

Price: $1,572,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



20 Twyford St BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,530,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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