

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

21 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Box Hill North

Period - From

18/08/2025

to

17/08/2026

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	55 Linda Av BOX HILL NORTH 3129	\$1,335,000	23/05/2026
2	16 Mitta St BOX HILL NORTH 3129	\$1,010,000	23/03/2026
3	2 Heathfield Rise BOX HILL NORTH 3129	\$1,200,000	26/02/2026

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:

18/08/2026 11:34



 3  1  1

Property Type: House (Res)

Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

18/08/2025 - 17/08/2026: \$1,380,000

Comparable Properties



55 Linda Av BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  1

Price: \$1,335,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 807 sqm approx



16 Mitta St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,010,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Land Size: 592 sqm approx



2 Heathfield Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,200,000

Method: Private Sale

Date: 26/02/2026

Property Type: House (Res)

Land Size: 589 sqm approx

Account - Barry Plant | P: 03 9874 3355