

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

26 Ovens Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,064,500

Property Type Townhouse

Suburb Box Hill North

Period - From 30/07/2025

to

29/07/2026

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	1/14 Ovens St BOX HILL NORTH 3129	\$1,165,000	26/06/2026
2	5/14 Roselea St BOX HILL NORTH 3129	\$1,050,000	11/06/2026
3	1c Bolton St BOX HILL 3128	\$1,050,000	02/05/2026

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:

30/07/2026 10:07



 3  3  2

Property Type: Townhouse (Res)

Land Size: 368 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

30/07/2025 - 29/07/2026: \$1,064,500

Comparable Properties



1/14 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,165,000

Method: Private Sale

Date: 26/06/2026

Property Type: Townhouse (Single)

Land Size: 272 sqm approx



5/14 Roselea St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,050,000

Method: Private Sale

Date: 11/06/2026

Property Type: Townhouse (Res)



1c Bolton St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9874 3355