

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

2 Paisley Street, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Box Hill North

Period - From

18/09/2025

to

17/09/2026

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	7 Padgham Ct BOX HILL NORTH 3129	\$900,000	03/06/2026
2	18 Woodhouse Gr BOX HILL NORTH 3129	\$960,000	11/07/2026
3	28 Paul Av BOX HILL NORTH 3129	\$970,000	18/04/2026

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:

18/09/2026 10:35



3 1 2

Property Type: House (Res)
Land Size: 381 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
18/09/2025 - 17/09/2026: \$1,350,000

Comparable Properties

7 Padgham Ct BOX HILL NORTH 3129 (REI)

Agent Comments

3 - -

Price: \$900,000
Method:
Date: 03/06/2026
Property Type: House



18 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$960,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 532 sqm approx



28 Paul Av BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$970,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 367 sqm approx

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