

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

13/19 PAUL AVENUE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$853,888

Property type

Unit

Suburb

Box Hill North

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

4/69 MEDWAY STREET BOX HILL NORTH VIC 3129	\$670,000	31-Aug-26
5/1 LAWFORD STREET BOX HILL NORTH VIC 3129	\$680,000	22-Apr-26
3/11 GOULBURN STREET BOX HILL NORTH VIC 3129	\$760,000	26-May-26

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 6 months.~~

This Statement of Information was prepared on: 14 September 2026



**4/69 MEDWAY STREET BOX HILL
NORTH VIC 3129**

Sold Price

^{RS} **\$670,000** Sold Date **31-Aug-26**

 2  1  1

Distance **1.48km**



**5/1 LAWFORD STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$680,000 Sold Date **22-Apr-26**

 2  1  1

Distance **0.4km**



**3/11 GOULBURN STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$760,000 Sold Date **26-May-26**

 2  1  1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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