

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

7 Saxton Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Box Hill North

Period - From 29/07/2025

to

28/07/2026

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	119 Shannon St BOX HILL NORTH 3129	\$1,290,000	09/07/2026
2	7 Ronald St BOX HILL NORTH 3129	\$1,350,000	20/06/2026
3	55 Linda Av BOX HILL NORTH 3129	\$1,335,000	23/05/2026

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:

29/07/2026 15:26



 4  2  2

Property Type: House
Land Size: 818 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
29/07/2025 - 28/07/2026: \$1,400,000

Comparable Properties



119 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  1

Price: \$1,290,000
Method: Sold Before Auction
Date: 09/07/2026
Property Type: House (Res)
Land Size: 808 sqm approx



7 Ronald St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,350,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 780 sqm approx



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
Land Size: 807 sqm approx

Account - Barry Plant | P: 03 9874 3355