

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

11/114 Shannon Street, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$853,888

Property Type

Unit

Suburb

Box Hill North

Period - From

14/09/2025

to

13/09/2026

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	2/59 Shannon St BOX HILL NORTH 3129	\$838,000	01/08/2026
2	2/39-41 Victoria St BOX HILL 3128	\$735,800	19/06/2026
3	2/2b Derwent St BOX HILL NORTH 3129	\$860,500	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:

14/09/2026 12:42



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

14/09/2025 - 13/09/2026: \$853,888

Comparable Properties



2/59 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  2

Price: \$838,000

Method: Auction Sale

Date: 01/08/2026

Property Type: Townhouse (Res)

Land Size: 159 sqm approx



2/39-41 Victoria St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$735,800

Method: Private Sale

Date: 19/06/2026

Property Type: Unit



2/2b Derwent St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$860,500

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355