

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 Twyford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,075,000 Property Type Townhouse Suburb Box Hill North

Period - From 21/04/2025 to 20/04/2026 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	4/4 Fortune St BOX HILL NORTH 3129	\$1,168,000	10/11/2025
2	1/6 Lilac Ct BLACKBURN NORTH 3130	\$1,100,000	28/02/2026
3	30 Anne St BLACKBURN NORTH 3130	\$1,191,000	21/02/2026

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:

21/04/2026 11:29



 3  2  2

Property Type: Townhouse

Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
21/04/2025 - 20/04/2026: \$1,075,000

Comparable Properties

4/4 Fortune St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,168,000

Method:

Date: 10/11/2025

Property Type: Townhouse (Single)



1/6 Lilac Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



30 Anne St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,191,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 254 sqm approx

Account - Barry Plant | P: 03 9874 3355