

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

28 Twyford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Box Hill North

Period - From

23/09/2025

to

22/09/2026

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	37 Harrison St BOX HILL NORTH 3129	\$1,300,000	02/09/2026
2	89 Heathfield Rise BOX HILL NORTH 3129	\$1,200,000	29/06/2026
3	65 Twyford St BOX HILL NORTH 3129	\$1,156,000	06/05/2026

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:

23/09/2026 10:54



 4  2  2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
23/09/2025 - 22/09/2026: \$1,350,000

Comparable Properties



37 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 02/09/2026
Property Type: House (Res)



89 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000
Method: Private Sale
Date: 29/06/2026
Property Type: House (Res)
Land Size: 638 sqm approx



65 Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  4

Price: \$1,156,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 593 sqm approx

Account - Barry Plant | P: 03 9874 3355