

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

3/60 WATTS STREET 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Apr 2025

to

31 Mar 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

1/27 SHANNON STREET BOX HILL NORTH VIC 3129	\$1,373,888	21-Mar-26
4/13 WATTLE STREET BOX HILL NORTH VIC 3129	\$1,300,000	08-Nov-25
2/15 ASHLEY STREET BOX HILL NORTH VIC 3129	\$1,172,000	11-Oct-25

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: 13 April 2026

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**1/27 SHANNON STREET BOX HILL
NORTH VIC 3129**

 4  3  2

Sold Price

^{RS}

\$1,373,888

Sold Date

21-Mar-26

Distance

0.55km



**4/13 WATTLE STREET BOX HILL
NORTH VIC 3129**

 4  3  2

Sold Price

\$1,300,000

Sold Date

08-Nov-25

Distance

0.67km



**2/15 ASHLEY STREET BOX HILL
NORTH VIC 3129**

 4  3  2

Sold Price

\$1,172,000

Sold Date

11-Oct-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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