

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,195,000

### Median sale price

Median price \$1,014,500

Property Type Townhouse

Suburb Box Hill North

Period - From 11/06/2025

to 10/06/2026

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	6/52 Springfield Rd BOX HILL NORTH 3129	\$1,205,000	06/06/2026
2	3/117 Albion Rd BOX HILL 3128	\$955,000	09/05/2026
3	3/4 Camelia St BOX HILL 3128	\$1,290,000	02/05/2026

**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:

11/06/2026 16:32



4   
 2   
 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,195,000

**Median Townhouse Price**

11/06/2025 - 10/06/2026: \$1,014,500

## Comparable Properties

**6/52 Springfield Rd BOX HILL NORTH 3129 (REI)**

Agent Comments

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 3   
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**Price:** \$1,205,000

**Method:** Auction Sale

**Date:** 06/06/2026

**Property Type:** Townhouse (Res)

**Land Size:** 269 sqm approx



**3/117 Albion Rd BOX HILL 3128 (REI)**

Agent Comments

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 2

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** Townhouse (Res)



**3/4 Camelia St BOX HILL 3128 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** Townhouse (Res)

**Land Size:** 183 sqm approx

Account - Barry Plant | P: 03 9874 3355