

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 4/7 Amaroo Court, Box Hill North Vic 3129

Indicative selling price

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

Range between \$740,000 & \$800,000

Median sale price

Median price \$980,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	1/43 Lyndhurst Cr BOX HILL NORTH 3129	\$770,000	06/02/2026
2	2/28 Tyne St BOX HILL NORTH 3129	\$735,000	17/12/2025
3	3/501 Middleborough Rd BOX HILL NORTH 3129	\$780,000	15/11/2025

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: 23/03/2026 11:57



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Property Type: Unit
Land Size: 229 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$800,000
Median Unit Price
December quarter 2025: \$980,000

Comparable Properties



1/43 Lyndhurst Cr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 2

Price: \$770,000
Method: Private Sale
Date: 06/02/2026
Property Type: Villa
Land Size: 242 sqm approx



2/28 Tyne St BOX HILL NORTH 3129 (VG)

Agent Comments

2 - -

Price: \$735,000
Method: Sale
Date: 17/12/2025
Property Type: Flat/Unit/Apartment (Res)

2 bedrooms 1 bathroom 2 car park space



3/501 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 166 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800