

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 45 Twyford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,410,500 Property Type House 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	3 Laura Ct BOX HILL NORTH 3129	\$1,500,000	21/03/2026
2	20 Twyford St BOX HILL NORTH 3129	\$1,530,000	18/03/2026
3	499 Middleborough Rd BOX HILL NORTH 3129	\$1,480,000	28/01/2026

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: 07/04/2026 17:38



 4  2  2

Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
December quarter 2025: \$1,410,500

Comparable Properties



3 Laura Ct BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx



20 Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,530,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 646 sqm approx



499 Middleborough Rd BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 4  2  4

Price: \$1,480,000
Method: Auction Sale
Date: 28/01/2026
Property Type: House
Land Size: 850 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800