

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 13 Elizabeth Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

Median sale price

Median price \$1,410,250 Property Type House Suburb Box Hill North

Period - From 10/04/2025 to 09/04/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

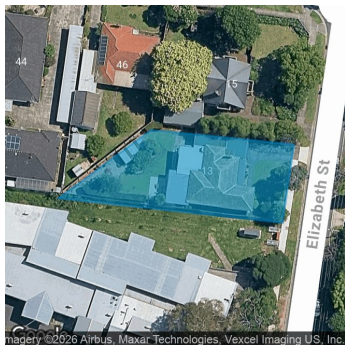
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	45 Kerrimuir St BOX HILL NORTH 3129	\$1,295,000	28/02/2026
2	36 Garden St BOX HILL NORTH 3129	\$1,225,000	14/02/2026
3	22 Loraine Av BOX HILL NORTH 3129	\$1,291,000	07/02/2026

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: 10/04/2026 16:15



Property Type: House (Previously Occupied - Detached)
Land Size: 745 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,190,000 - \$1,290,000
Median House Price
 10/04/2025 - 09/04/2026: \$1,410,250

Comparable Properties



45 Kerrimuir St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 628 sqm approx



36 Garden St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 629 sqm approx



22 Loraine Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,291,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 688 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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