

## 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 18 Wimmera Street, Box Hill North Vic 3129  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

#### 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 4 Barcelona St BOX HILL 3128	\$1,660,000	20/12/2025
2 24 Toogoods Rise BOX HILL NORTH 3129	\$1,485,000	29/11/2025
3 18 Paisley St BOX HILL NORTH 3129	\$1,530,000	13/09/2025

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:

21/01/2026 15:06



**Property Type:** House (Res)  
**Land Size:** 581 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$1,410,500

## Comparable Properties



### 4 Barcelona St BOX HILL 3128 (REI)



**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 20/12/2025  
**Property Type:** House  
**Land Size:** 613 sqm approx

[Agent Comments](#)



### 24 Toogoods Rise BOX HILL NORTH 3129 (REI)



**Price:** \$1,485,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House  
**Land Size:** 590 sqm approx

[Agent Comments](#)



### 18 Paisley St BOX HILL NORTH 3129 (REI)



**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx

[Agent Comments](#)

**Account - McGrath Box Hill | P: 03 9889 8800**