

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

37 Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,385,000

Property Type House

Suburb Box Hill North

Period - From 11/08/2025

to

10/08/2026

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	7 Ronald St BOX HILL NORTH 3129	\$1,350,000	20/06/2026
2	63 Dorking Rd BOX HILL NORTH 3129	\$1,300,000	18/05/2026
3	15 Linda Av BOX HILL NORTH 3129	\$1,400,000	10/04/2026

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:

11/08/2026 17:36



Property Type: House (Previously Occupied - Detached)

Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

11/08/2025 - 10/08/2026: \$1,385,000

Comparable Properties



7 Ronald St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 780 sqm approx



63 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 711 sqm approx



15 Linda Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 10/04/2026

Property Type: House (Res)

Land Size: 641 sqm approx