

# 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 Twyford Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,407,500 Property Type House Suburb Box Hill North

Period - From 01/04/2025 to 31/03/2026 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	2 Bellara St DONCASTER 3108	\$1,470,000	17/04/2026
2	15 Coolabah St DONCASTER 3108	\$1,450,000	16/04/2026
3	51 Kerrimuir St BOX HILL NORTH 3129	\$1,600,000	08/04/2026

**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: 26/05/2026 16:45



**Property Type:** House

**Land Size:** 369 sqm approx

Agent Comments

## Comparable Properties



**2 Bellara St DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,470,000

**Method:** Sold Before Auction

**Date:** 17/04/2026

**Property Type:** House (Res)

**Land Size:** 313 sqm approx



**15 Coolabah St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 16/04/2026

**Property Type:** House



**51 Kerrimuir St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 08/04/2026

**Property Type:** House

**Land Size:** 623 sqm approx