

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

1/20 KAREN STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/21 CAROLINE CRESCENT BLACKBURN NORTH VIC 3130	\$888,000	13-Sep-25
3/35 MIDDLEFIELD DRIVE BLACKBURN NORTH VIC 3130	\$885,000	04-Oct-25
2/25 RENSHAW STREET DONCASTER EAST VIC 3109	\$908,000	13-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 03 November 2025



**1/21 CAROLINE CRESCENT
BLACKBURN NORTH VIC 3130**

 3  2  1

Sold Price

^{RS}

\$888,000

Sold Date

13-Sep-25

Distance

0.54km



**3/35 MIDDLEFIELD DRIVE
BLACKBURN NORTH VIC 3130**

 3  1  1

Sold Price

^{RS}

\$885,000

Sold Date

04-Oct-25

Distance

0.94km



**2/25 RENSHAW STREET
DONCASTER EAST VIC 3109**

 3  1  1

Sold Price

\$908,000

Sold Date

13-Aug-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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