

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

3 Laura Court, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

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	32 Maude St BOX HILL NORTH 3129	\$1,456,000	11/11/2025
2	56 Peter St BOX HILL NORTH 3129	\$1,421,000	08/11/2025
3	13 Twyford St BOX HILL NORTH 3129	\$1,501,000	01/11/2025

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:

25/02/2026 15:30

James Lewis
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,410,500



4 2 2

Property Type: House

Agent Comments

Comparable Properties



32 Maude St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 3

Price: \$1,456,000

Method: Auction Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 588 sqm approx



56 Peter St BOX HILL NORTH 3129 (REI)

Agent Comments

5 2 2

Price: \$1,421,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 628 sqm approx



13 Twyford St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 1 2

Price: \$1,501,000

Method: Auction Sale

Date: 01/11/2025

Property Type: House (Res)

Land Size: 690 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613