

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 5/779 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price \$760,800 Property Type Unit Suburb Box Hill North

Period - From 23/04/2025 to 22/04/2026 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	3/744 Station St BOX HILL 3128	\$750,000	21/04/2026
2	2/78 Severn St BOX HILL NORTH 3129	\$720,000	11/04/2026
3	8/5 Frankcom St BLACKBURN 3130	\$747,000	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: 23/04/2026 14:46

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Indicative Selling Price

\$695,000 - \$750,000

Median Unit Price

23/04/2025 - 22/04/2026: \$760,800



3 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



3/744 Station St BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 21/04/2026

Property Type: Townhouse (Single)



2/78 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Private Sale

Date: 11/04/2026

Rooms: 5

Property Type: Unit



8/5 Frankcom St BLACKBURN 3130 (REI)

Agent Comments

2 2 1

Price: \$747,000

Method: Private Sale

Date: 10/04/2026

Property Type: Townhouse (Single)

Land Size: 128 sqm approx

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



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