

# 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

1/21 Clyde 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$926,500

Property Type

Unit

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	2/12 Derby St BLACKBURN 3130	\$952,000	13/06/2026
2	38 Aspinall Rd BOX HILL NORTH 3129	\$988,888	09/06/2026
3	28 Paul Av BOX HILL NORTH 3129	\$970,000	18/04/2026

**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:

29/06/2026 10:58



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 295 sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending March 2026: \$926,500

## Comparable Properties



**2/12 Derby St BLACKBURN 3130 (REI)**

**Agent Comments**



**Price:** \$952,000  
**Method:** Auction Sale  
**Date:** 13/06/2026  
**Rooms:** 4  
**Property Type:** Unit



**38 Aspinall Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**



**Price:** \$988,888  
**Method:** Private Sale  
**Date:** 09/06/2026  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



**28 Paul Av BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**



**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 367 sqm approx

**Account - McGrath Blackburn | P: 0398771277**