

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

109 Shannon Street, Box Hill North, Vic 3129


Indicative selling price

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

range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,342,500 Property type House Suburb Box Hill North

Period - From 01/04/2026 to 30/06/2026 Source  PropTrack

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
16 Olympiad Crescent, Box Hill North, VIC 3129	\$1,205,000	30/03/2026
16 Mitta Street, Box Hill North, VIC 3129	\$1,010,000	23/03/2026
976 Station Street, Box Hill North, VIC 3129	\$900,000	22/05/2026

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: 01/07/2026