

## 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 DAISY COURT BOX HILL NORTH VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$1,450,000

&

\$1,590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Box Hill North

Period-from

03 Oct 2024

to

03 Apr 2025

Source

Corelogic

### 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

4 DERWENT STREET BOX HILL NORTH VIC 3129	\$1,570,500	15-Oct-24
3 ESSEX STREET BOX HILL NORTH VIC 3129	\$1,600,000	07-Dec-24
2 TIE STREET MONT ALBERT NORTH VIC 3129	\$1,540,000	16-Nov-24

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 April 2025