

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

3/88 DORKING ROAD BOX HILL NORTH VIC 3129

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

Suburb

Box Hill North

Period-from

05 Oct 2024

to

05 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

3/27 SHANNON STREET BOX HILL NORTH VIC 3129	\$1,180,000	15-Feb-25
2/27 SHANNON STREET BOX HILL NORTH VIC 3129	\$1,195,000	14-Dec-25
2/45 SHANNON STREET BOX HILL NORTH VIC 3129	\$1,170,000	15-Feb-25

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: 05 April 2025

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**3/27 SHANNON STREET BOX HILL
NORTH VIC 3129**

Sold Price

^{RS}

\$1,180,000

Sold Date

15-Feb-25



3



3



2

Distance

0.59km



**2/27 SHANNON STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$1,195,000

Sold Date

-



3



3



2

Distance

0.6km



**2/45 SHANNON STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$1,170,000

Sold Date

-



3



3



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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