

## 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

32 MITTA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Box Hill North

Period-from

25 May 2024

to

25 Nov 2025

Source

Cotality

### 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

|  |             |           |
|--|-------------|-----------|
| 2/15 ASHLEY STREET BOX HILL NORTH VIC 3129     | \$1,172,000 | 11-Oct-25 |
| 26 SIMMONS STREET BOX HILL NORTH VIC 3129      | \$1,181,000 | 26-Oct-25 |
| 583 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129 | \$1,085,000 | 17-Nov-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: 25 November 2025