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 TWYFORD STREET 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	$2,450,000	&	$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,342,000	Property type	House	Suburb	Box Hill North
Period-from	10 Mar 2025	to	10 Sep 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
27 OLYMPIAD CRESCENT BOX HILL NORTH VIC 3129	$2,700,000	17-May-25
5 TWYFORD STREET BOX HILL NORTH VIC 3129	$2,720,000	23-Jun-25
101 SHANNON STREET BOX HILL NORTH VIC 3129	$2,700,000	18-Aug-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: 10 September 2025