

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

2/36 TYNE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

Unit

Suburb

Box Hill North

Period-from

07 May 2025

to

07 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

| | | |
|--|-----------|-----------|
| 2/67 SEVERN STREET BOX HILL NORTH VIC 3129 | \$712,000 | 06-Jul-24 |
| 1/12 MERSEY STREET BOX HILL NORTH VIC 3129 | \$700,000 | 25-Oct-25 |
| 5/5 PADGHAM COURT BOX HILL NORTH VIC 3129 | \$650,000 | 10-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: 07 November 2025