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	1/16 PATRICK 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	$950,000	&	$1,038,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$813,000	Property type	Unit	Suburb	Box Hill North
Period-from	28 Feb 2026	to	28 Aug 2026	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
1/16 MEDWAY STREET BOX HILL NORTH VIC 3129	$1,126,000	14-Mar-26
1/21 CLYDE STREET BOX HILL NORTH VIC 3129	$960,000	01-Aug-26
2/5 WERDER STREET BOX HILL NORTH VIC 3129	$922,000	14-Mar-26

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: 28 August 2026