

# 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

13 Ferris Avenue, 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)

Single price

\$1,295,000

### Median sale price

Median price

\$1,410,500

Property Type

House

Suburb

Box Hill North

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### 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 six 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	22 Ovens St BOX HILL NORTH 3129	\$1,290,000	18/03/2026
2	22 Loraine Av BOX HILL NORTH 3129	\$1,291,000	07/02/2026
3	29 Killara St BOX HILL NORTH 3129	\$1,308,000	24/10/2025

**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 six months.~~

This Statement of Information was prepared on:

20/03/2026 12:44



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 589 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,295,000  
**Median House Price**  
December quarter 2025: \$1,410,500

## Comparable Properties



**22 Ovens St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House  
**Land Size:** 527 sqm approx



**22 Loraine Av BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,291,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**29 Killara St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,308,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** House  
**Land Size:** 597 sqm approx

Account - Harcourts Vermont South | P: 03 98861008