

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

74 Harrison Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,407,500 Property Type House Suburb Box Hill North

Period - From 01/04/2025 to 31/03/2026 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	1 Luther St BOX HILL NORTH 3129	\$1,190,000	19/03/2026
2	2 Heathfield Rise BOX HILL NORTH 3129	\$1,200,000	26/02/2026
3	36 Garden St BOX HILL NORTH 3129	\$1,225,000	14/02/2026

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:

21/04/2026 18:02



 3
  1
  2

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,407,500

Comparable Properties



1 Luther St BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  1
  2

Price: \$1,190,000

Method: Auction Sale

Date: 19/03/2026

Property Type: House (Res)

Land Size: 595 sqm approx



2 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  1
  1

Price: \$1,200,000

Method: Private Sale

Date: 26/02/2026

Property Type: House (Res)

Land Size: 589 sqm approx



36 Garden St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,225,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 4

Property Type: House (Res)

Land Size: 629 sqm approx

Account - Harcourts Vermont South | P: 03 98861008