

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

5 Simmons Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Box Hill North

Period - From 26/06/2025 to 25/06/2026 Source Property Data

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	55 Heathfield Rise BOX HILL NORTH 3129	\$1,300,000	30/05/2026
2	63 Dorking Rd BOX HILL NORTH 3129	\$1,300,000	18/05/2026
3	15 Caringal Av DONCASTER 3108	\$1,250,000	28/03/2026

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:

26/06/2026 20:27

5 Simmons Street, Box Hill North Vic 3129

McGrath

Luna Tian
03 9889 8800
0424990327

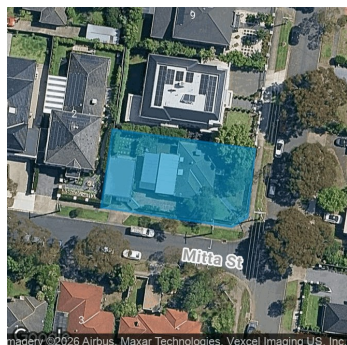
lunatian@mcgrath.com.au

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

26/06/2025 - 25/06/2026: \$1,400,000



4 2 2

Property Type: House

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



55 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 586 sqm approx



63 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 1 3

Price: \$1,300,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 711 sqm approx



15 Caringal Av DONCASTER 3108 (REI/VG)

Agent Comments

4 2 3

Price: \$1,250,000

Method: Private Sale

Date: 28/03/2026

Property Type: House

Land Size: 775 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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