

# 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

10 Richard Street, 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)

Range between

\$2,250,000

&

\$2,475,000

### Median sale price

Median price

\$1,418,500

Property Type

House

Suburb

Box Hill North

Period - From

18/02/2025

to

17/02/2026

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	22 Maude St BOX HILL NORTH 3129	\$2,360,000	27/11/2025
2	73 Katrina St BLACKBURN NORTH 3130	\$2,450,000	16/10/2025
3	130 Woodhouse Gr BOX HILL NORTH 3129	\$2,260,000	13/09/2025

**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:

18/02/2026 08:23



5 5 2

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,250,000 - \$2,475,000

**Median House Price**

18/02/2025 - 17/02/2026: \$1,418,500

## Comparable Properties



**22 Maude St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$2,360,000

**Method:** Auction Sale

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**73 Katrina St BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

5 4 2

**Price:** \$2,450,000

**Method:** Sold Before Auction

**Date:** 16/10/2025

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**130 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,260,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 589 sqm approx