

COMPARATIVE MARKET ANALYSIS

7 HOWARD STREET, BOX HILL, VIC 3128

PREPARED BY BIGGIN & SCOTT BURWOOD, PETER ZHENG

7 HOWARD STREET, BOX HILL, VIC 3128



Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Rental

Property Details

3 1 1

Property Type: House - N/A
 RPD: 4//LP1597 (5453549)

Area: 703 m²
 Area \$/m²: \$2,250

Land Use: DETACHED DWELLING (UNSPECIFIED)

Water/Sewerage:

Zoning

Property ID: 4816857 / VIC729896

Council: WHITEHORSE CITY

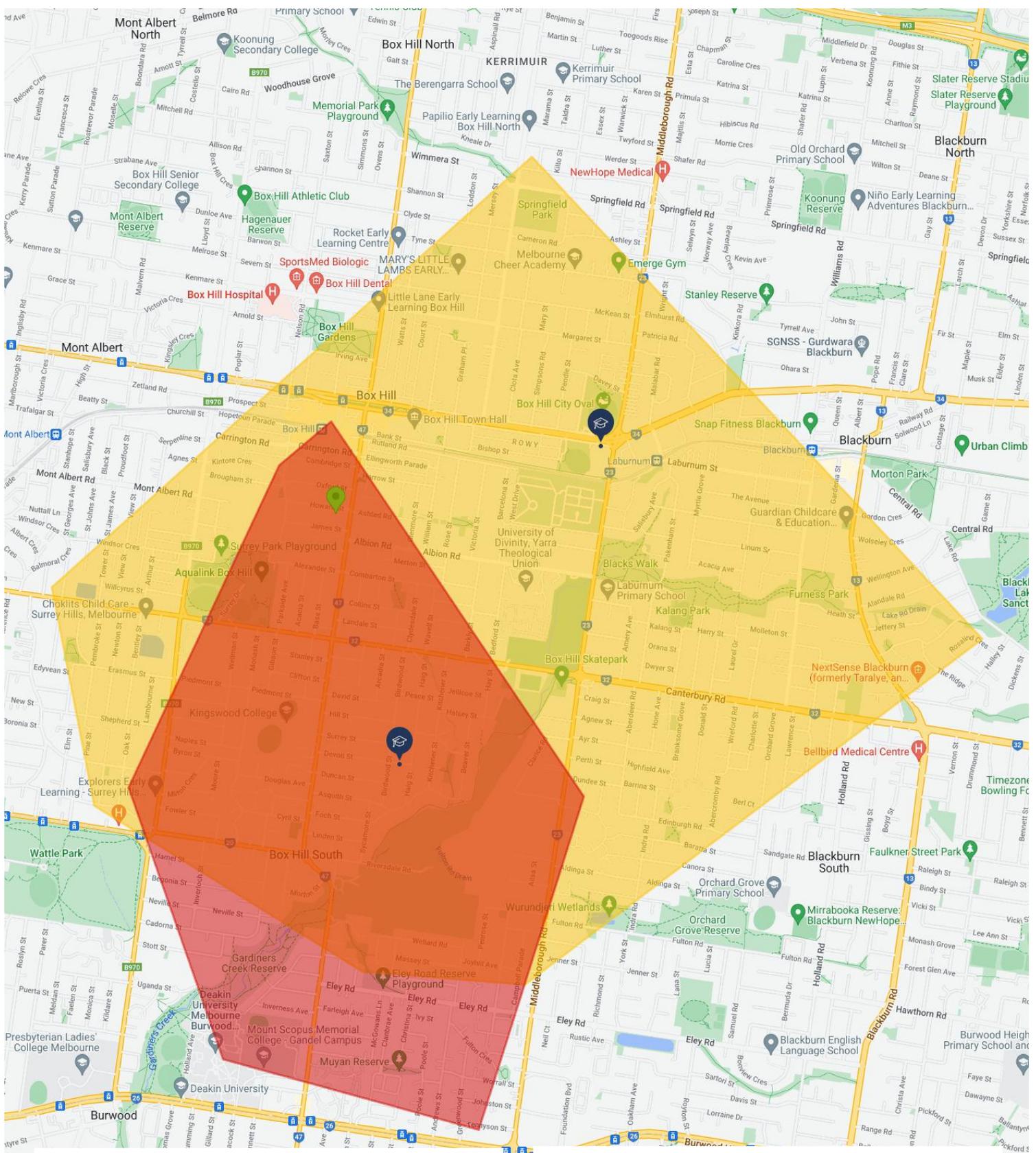
UBD Ref: UBD Ref: 256 Q17

Features: Built in Robes, Close to Schools, Close to Transport, Fully Fenced, Improvements: Close to Shops

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,582,000	28/07/2022	KOESNO	703 m ²	Normal Sale	No
\$ 1,550,000	22/06/2019	CHAN; NGUYEN	691 m ²	Normal Sale	No
\$ 882,000	12/12/2009	O DONNELL	691 m ²	Normal Sale	No
\$ 28,000	17/11/1975	NOONAN; NOONAN	691 m ²	Normal Sale	No

School Catchment Areas



Roberts McCubbin Primary School

Prep - 6 **Co-ed**

Box Hill High School

7 - 12 **Co-ed**

Nearby Sold Properties (Price Range)



Price Range
 \$250k \$500k \$750k \$1000k \$1500k \$2000k > \$2000k

80m
 < 633m view >

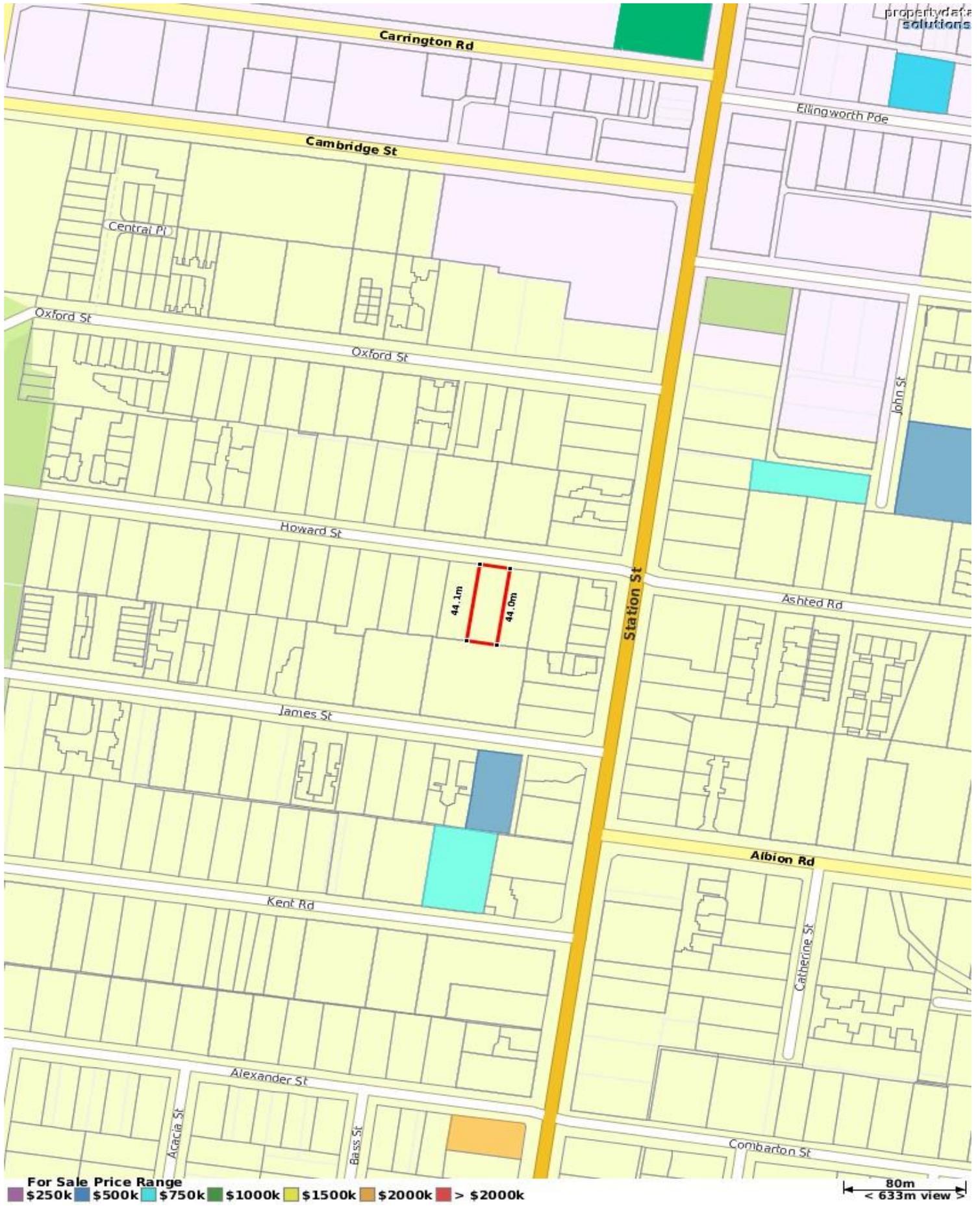
Nearby Sold Properties (Sale Date)



Sale Period
■ last 36 months ■ last 24 months ■ last 12 months

80m
 < 633m view >

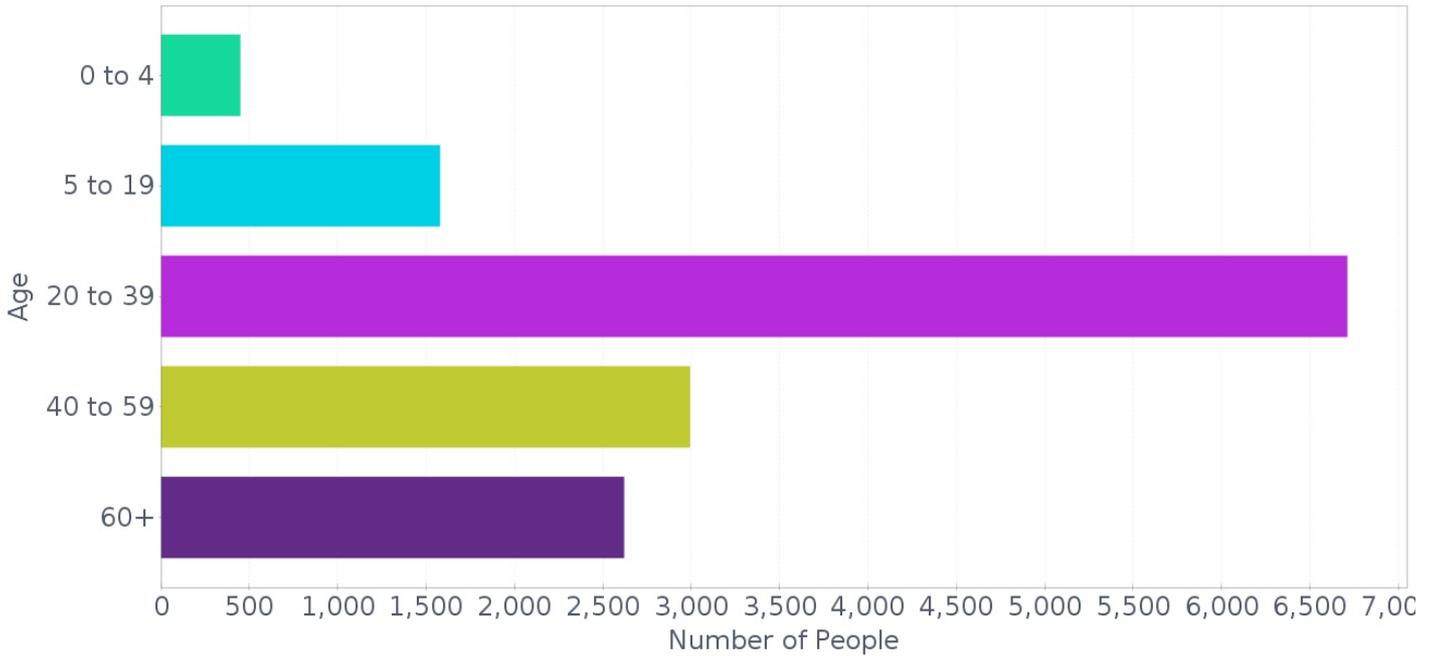
Nearby Properties For Sale



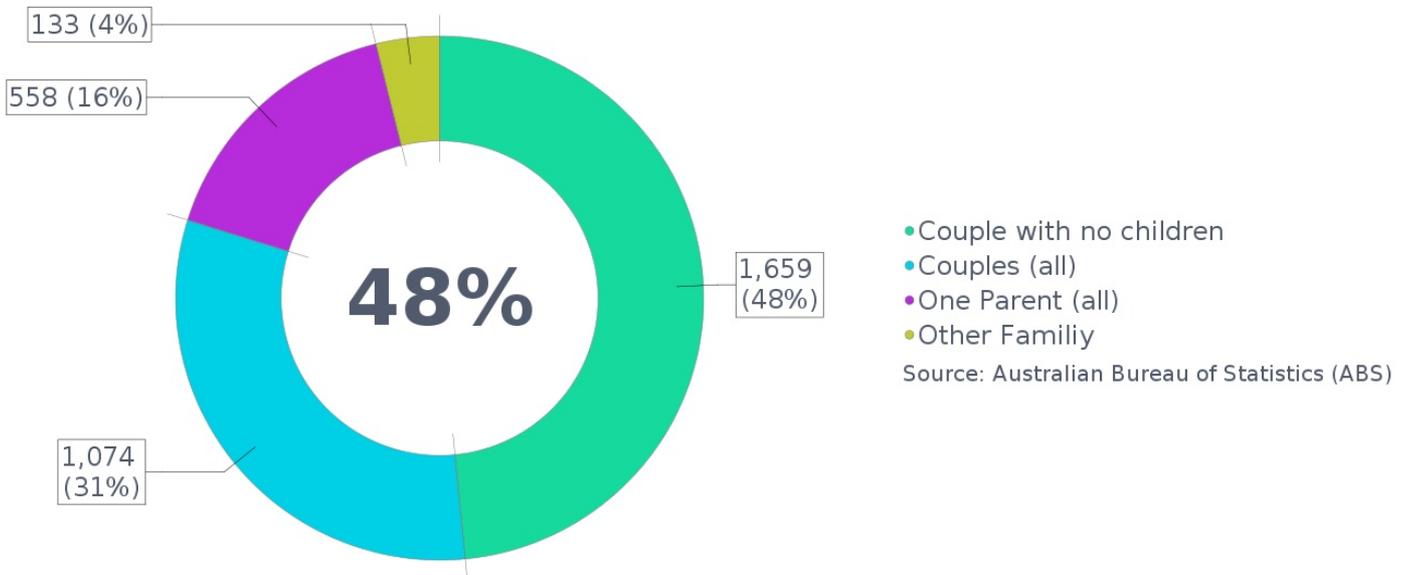
Nearby Properties For Rent



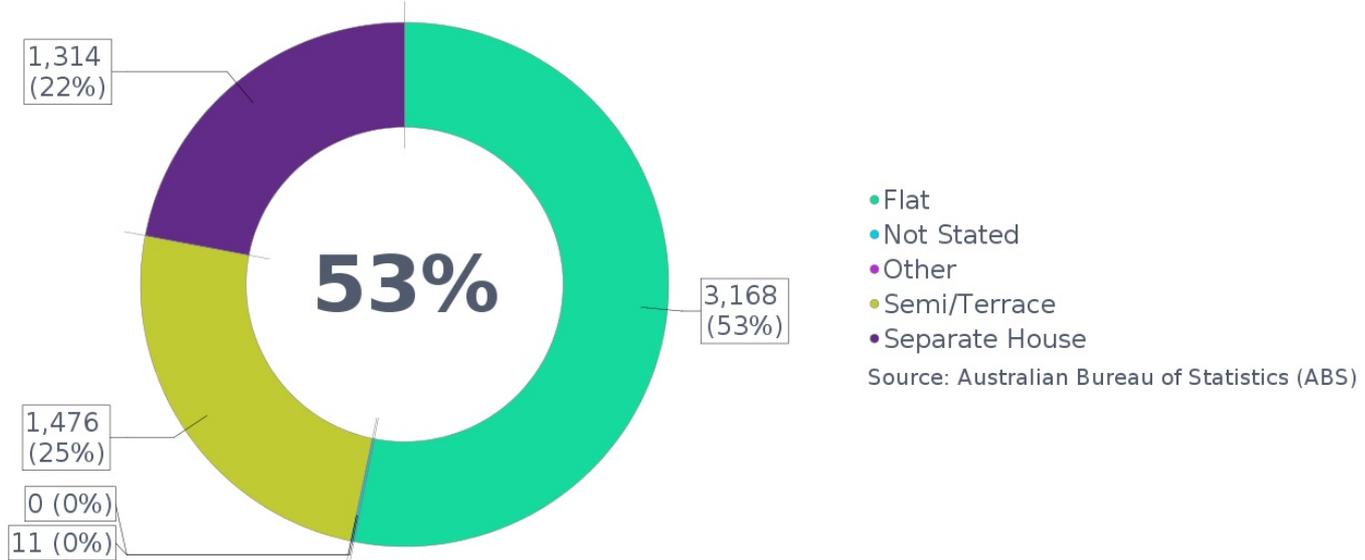
Age of Population (2021)



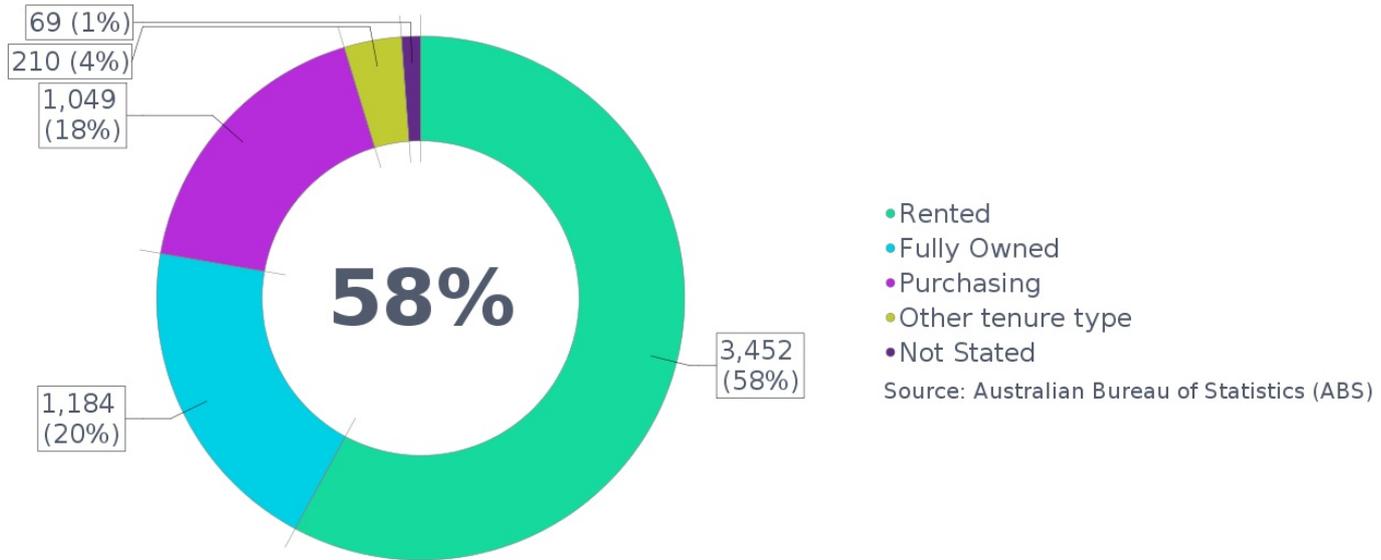
Family Composition (2021)



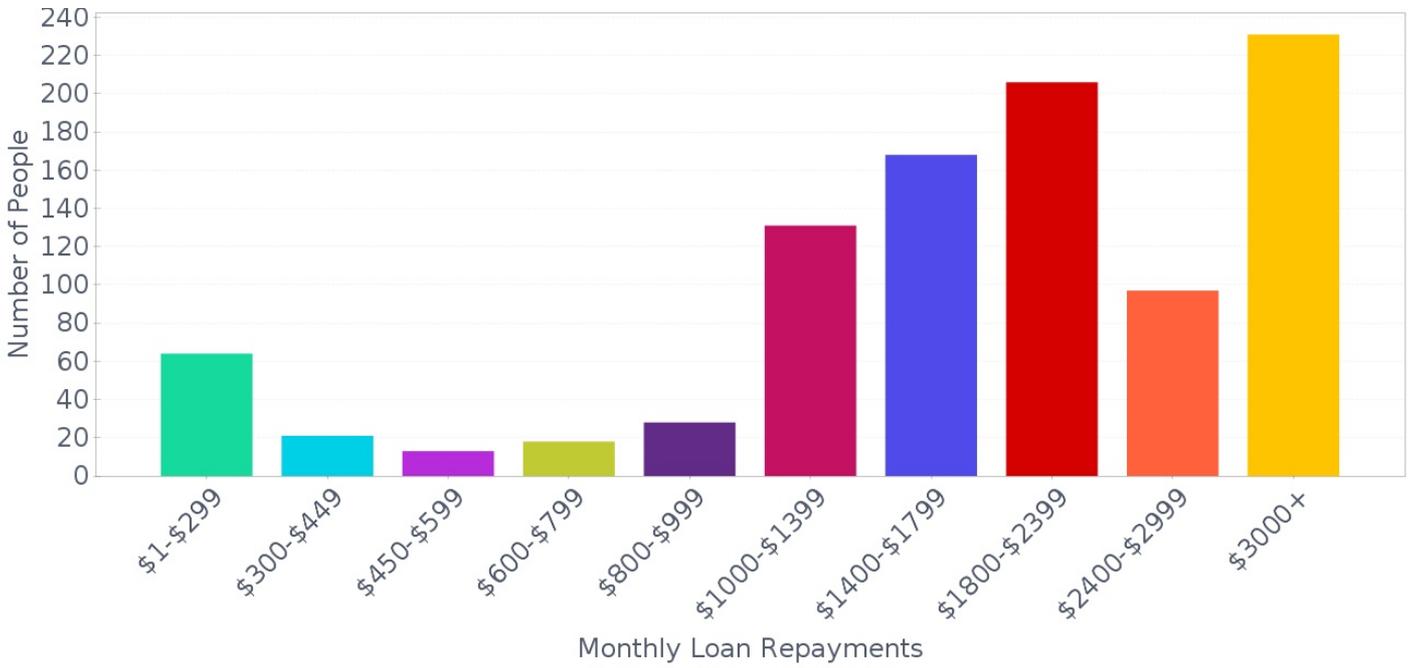
Dwelling Structure (2021)



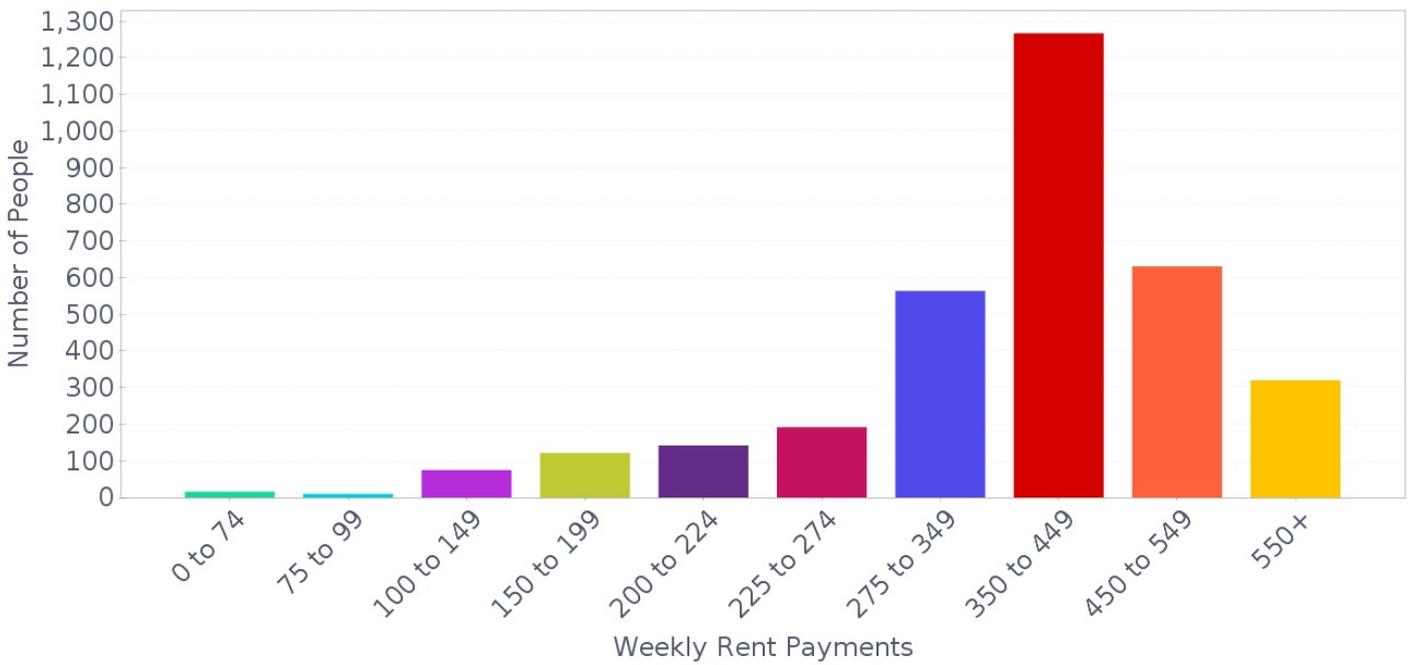
Home Ownership (2021)



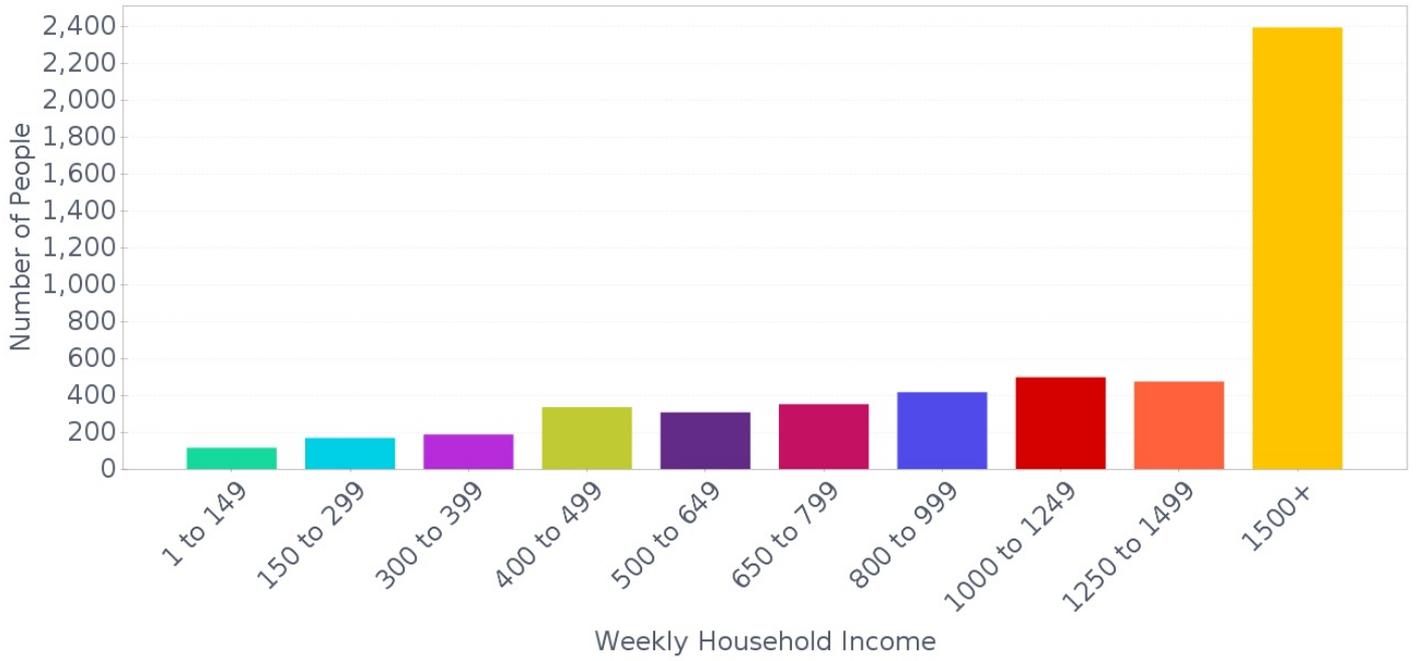
Home Loan Repayments - Monthly (2021)



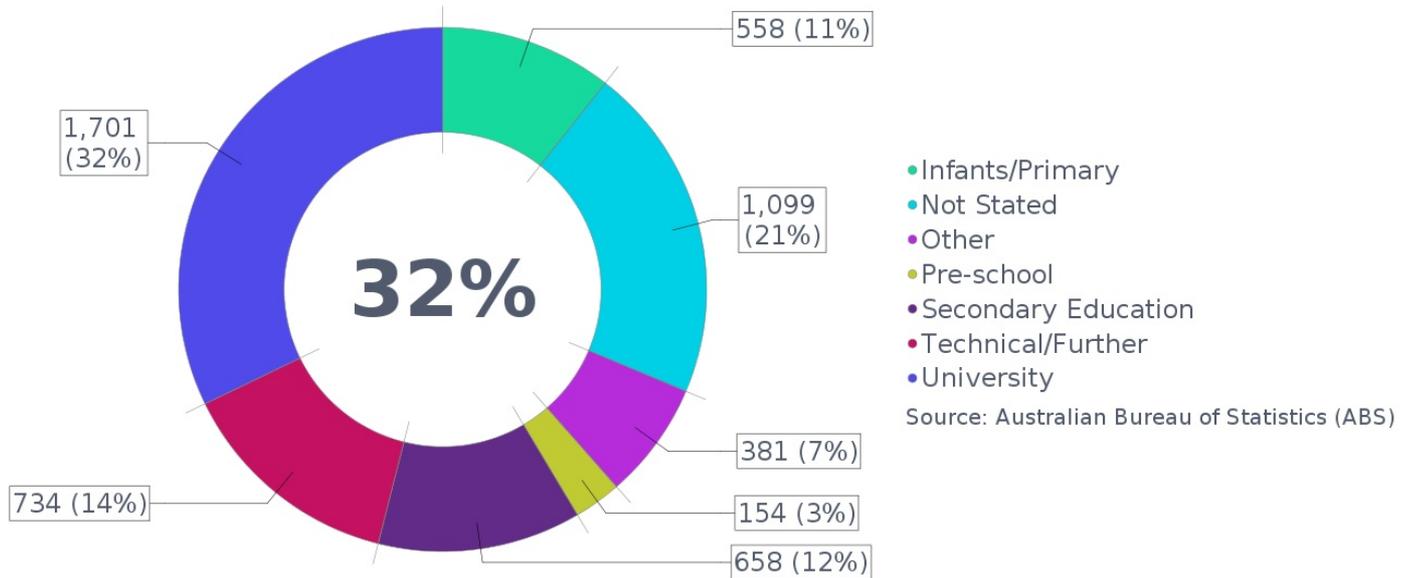
Rent Payments - Weekly (2021)



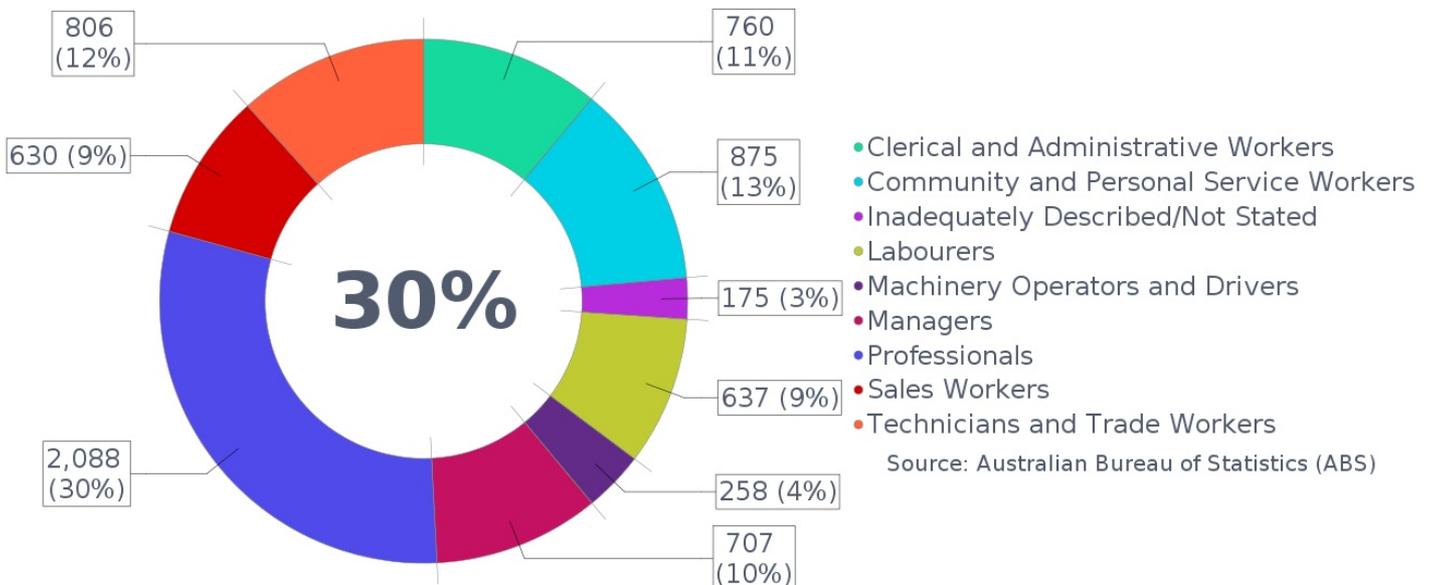
Household Income - Weekly (2021)



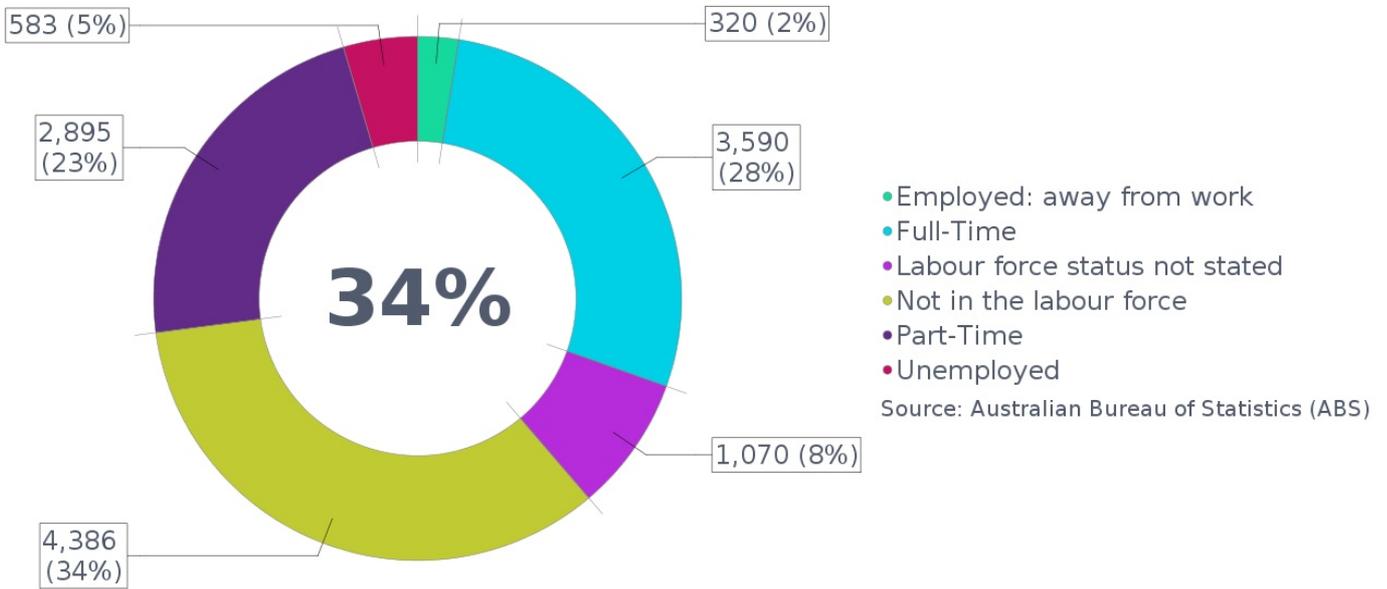
Non-School Qualification: Level of Education (2021)



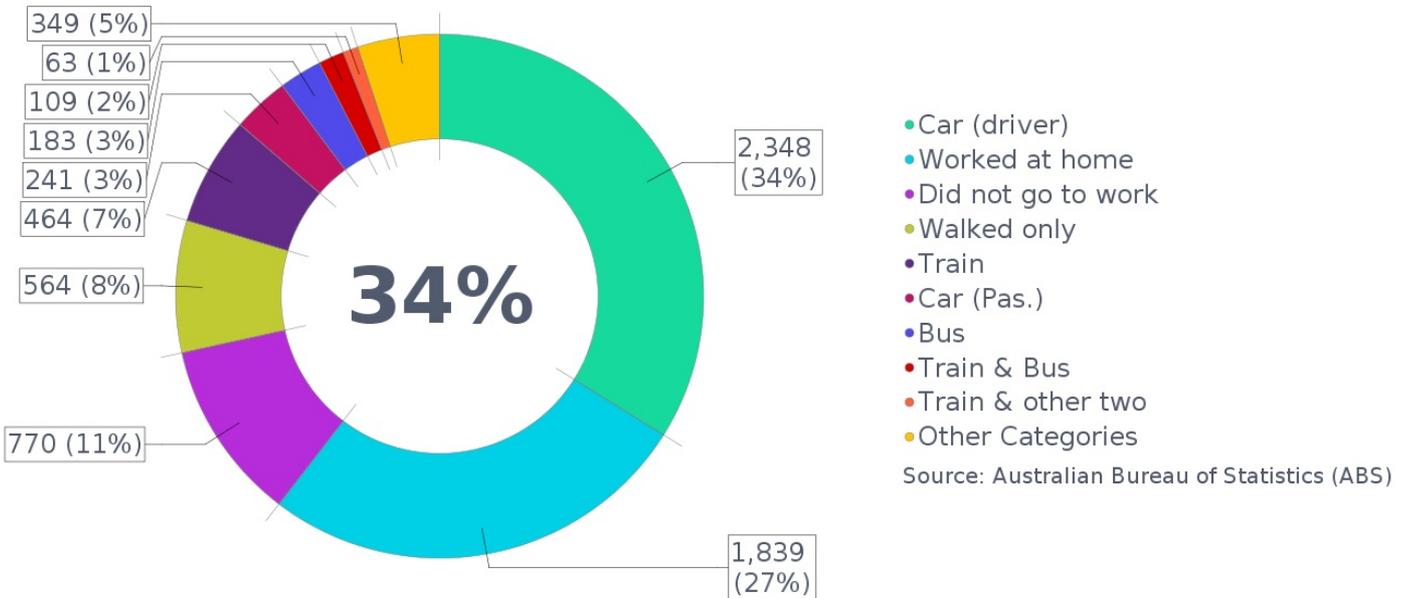
Occupation (2021)



Employment (2021)

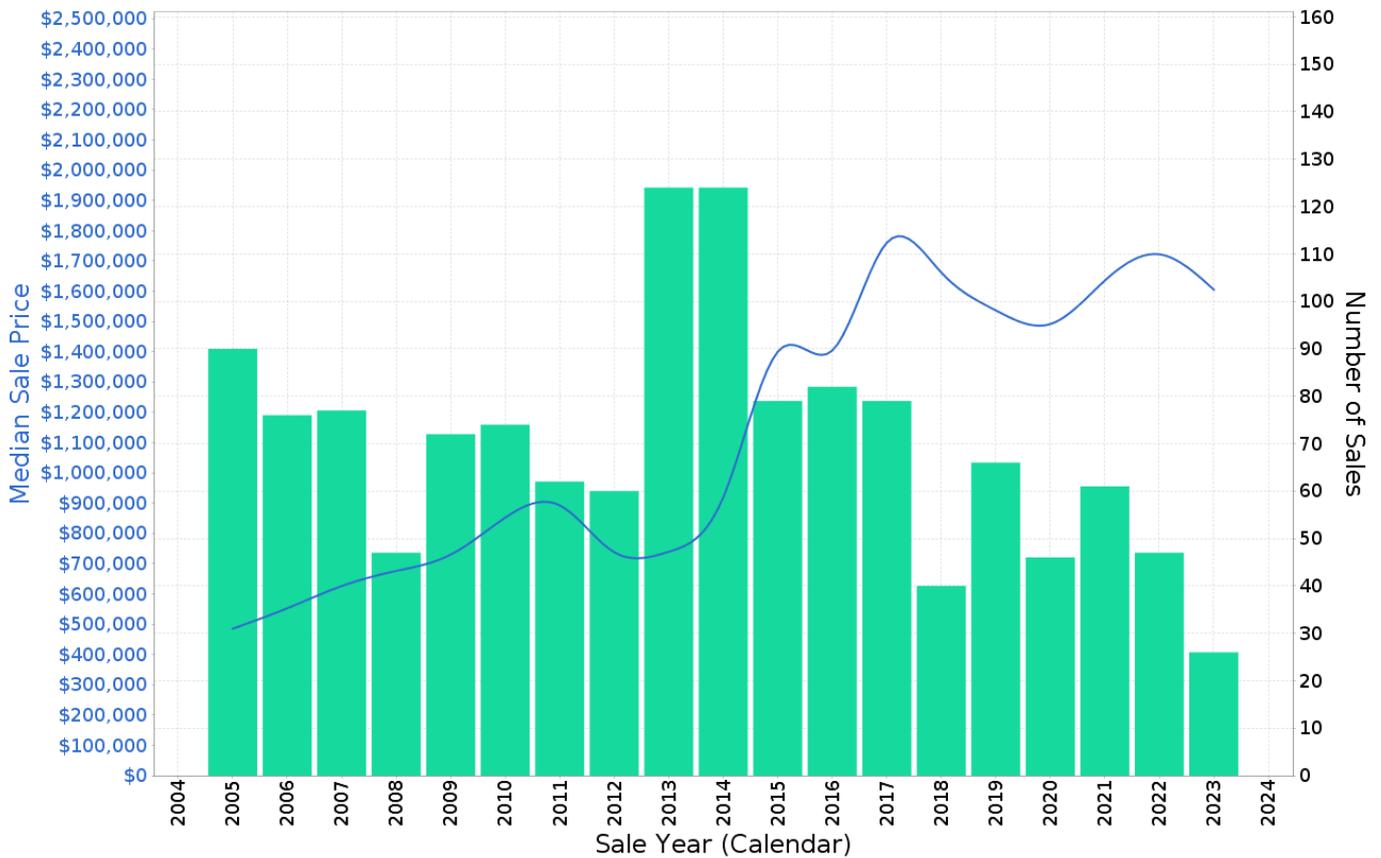


Method of Travel to Work (2021)

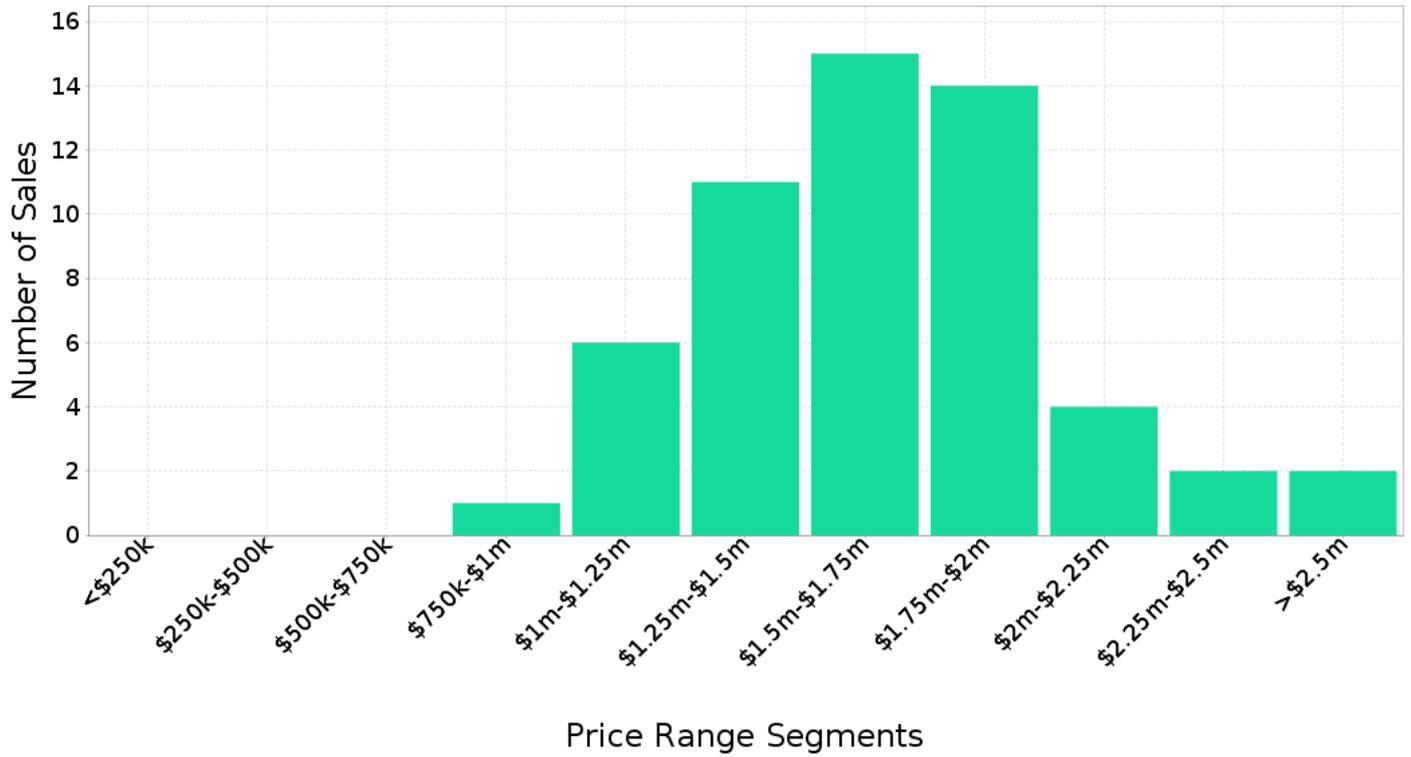


Sales & Growth Chart (House)

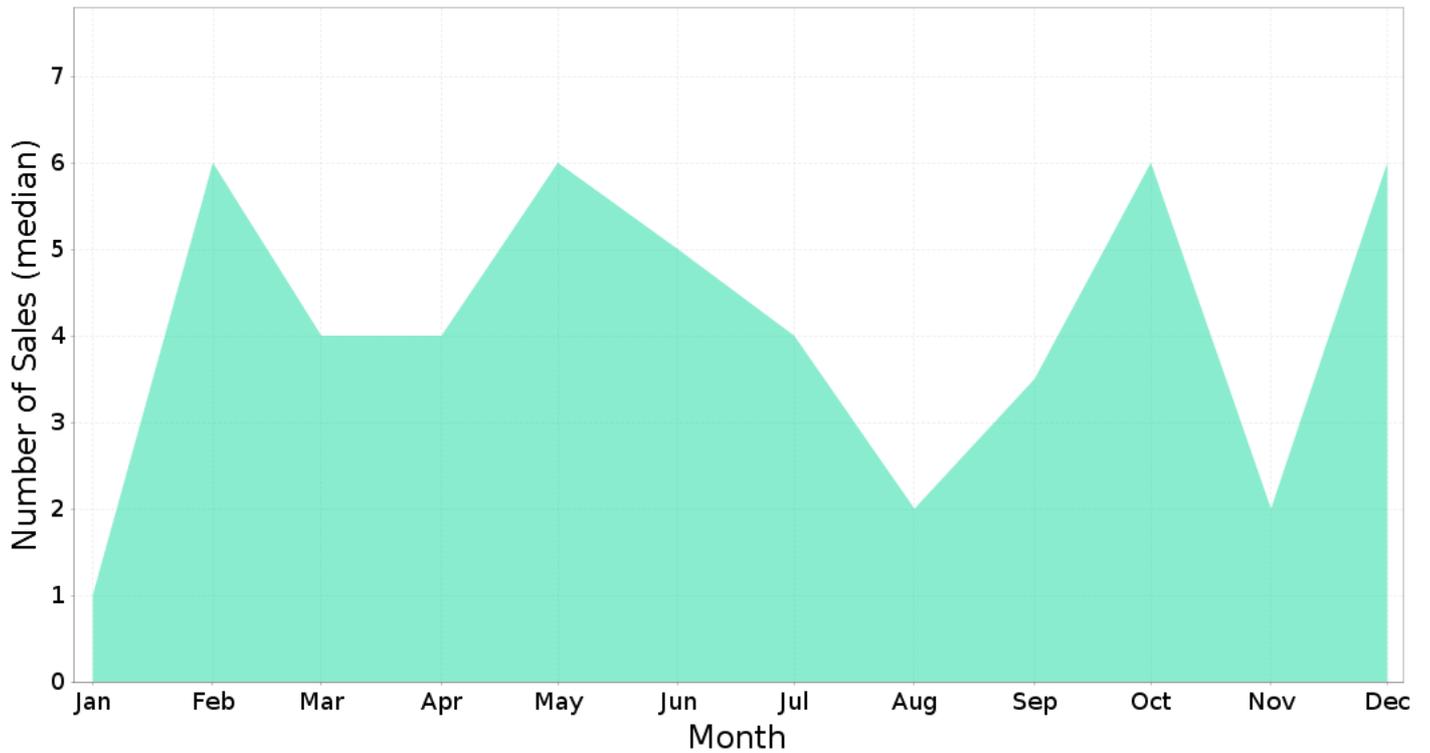
Year	No. of Sales	Average	Median	Growth	Low	High
2005	90	\$ 595,978	\$ 485,250		\$ 174,500	\$ 3,950,000
2006	76	\$ 577,139	\$ 552,500	13.9 %	\$ 168,950	\$ 1,800,000
2007	77	\$ 686,845	\$ 626,000	13.3 %	\$ 174,000	\$ 2,667,500
2008	47	\$ 734,538	\$ 676,000	8.0 %	\$ 190,000	\$ 1,517,500
2009	72	\$ 732,619	\$ 730,000	8.0 %	\$ 1,938	\$ 1,398,000
2010	74	\$ 988,938	\$ 852,000	16.7 %	\$ 240,000	\$ 2,552,000
2011	62	\$ 1,004,686	\$ 892,500	4.8 %	\$ 170,500	\$ 4,100,000
2012	60	\$ 734,431	\$ 737,650	-17.4 %	\$ 263,000	\$ 1,800,000
2013	124	\$ 836,083	\$ 739,500	0.3 %	\$ 143,600	\$ 6,000,000
2014	124	\$ 1,007,603	\$ 919,000	24.3 %	\$ 5,750	\$ 4,400,000
2015	79	\$ 1,588,590	\$ 1,400,000	52.3 %	\$ 350,000	\$ 4,449,674
2016	82	\$ 1,416,290	\$ 1,404,000	0.3 %	\$ 499,000	\$ 3,800,000
2017	79	\$ 1,932,486	\$ 1,760,000	25.4 %	\$ 484,000	\$ 8,000,000
2018	40	\$ 1,717,440	\$ 1,661,500	-5.6 %	\$ 520,000	\$ 5,250,000
2019	66	\$ 1,571,133	\$ 1,536,500	-7.5 %	\$ 119,000	\$ 4,950,000
2020	46	\$ 1,511,321	\$ 1,491,250	-2.9 %	\$ 411,000	\$ 2,880,000
2021	61	\$ 1,722,317	\$ 1,635,000	9.6 %	\$ 933,000	\$ 3,330,000
2022	47	\$ 1,644,681	\$ 1,721,800	5.3 %	\$ 903,000	\$ 2,340,000
2023	26	\$ 1,736,558	\$ 1,605,000	-6.8 %	\$ 1,055,000	\$ 3,880,000



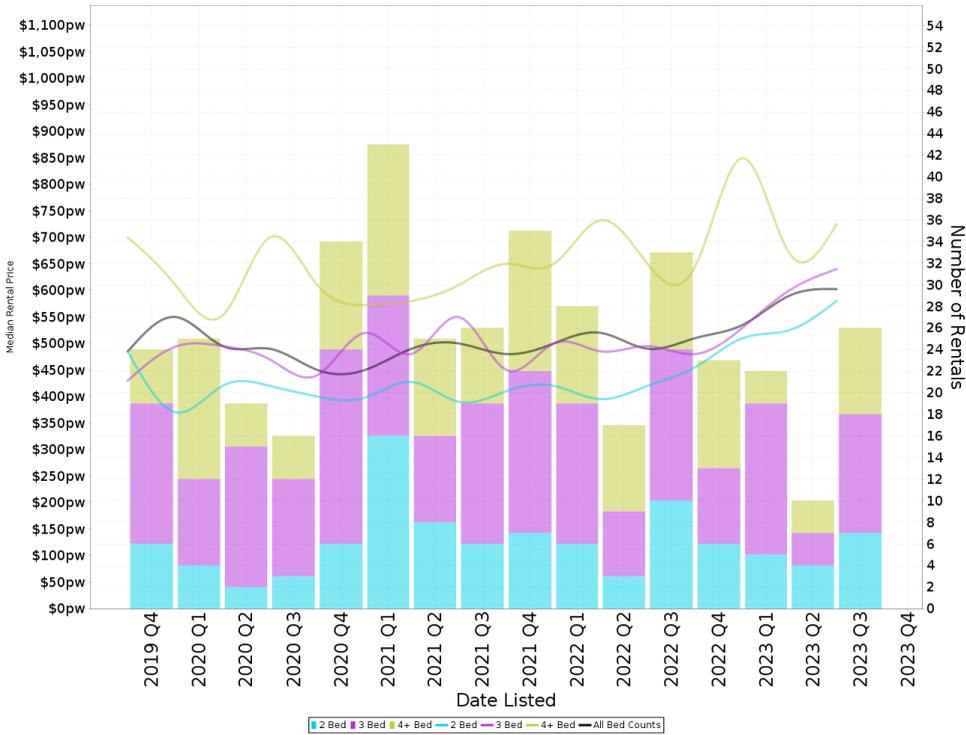
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.9%

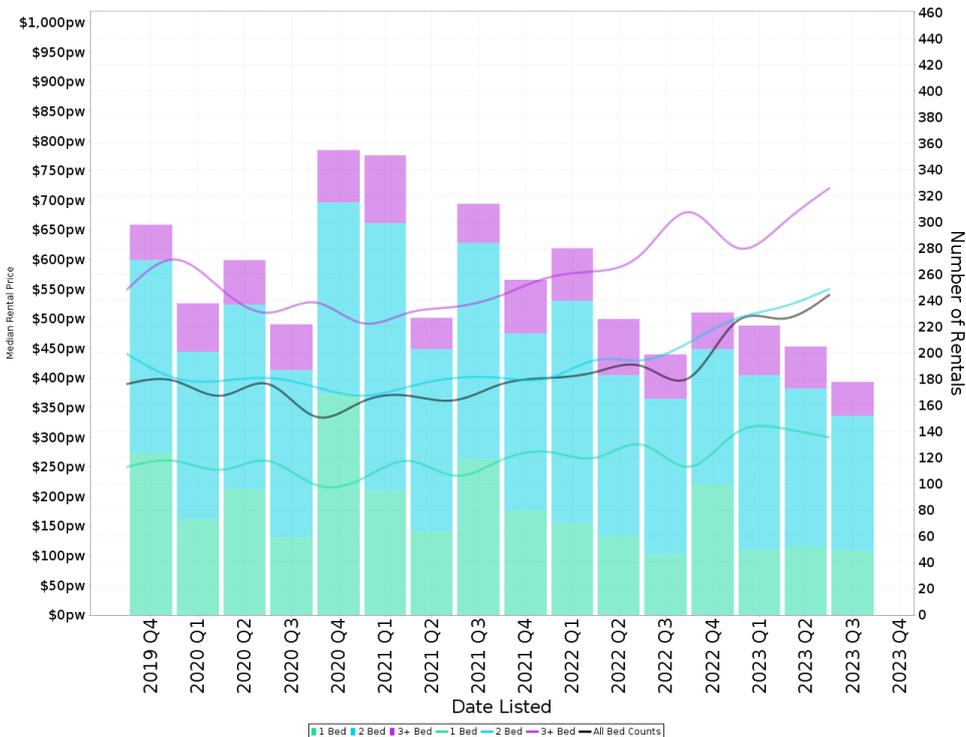
Current Median Price: \$1,605,000
Previous Median Price: \$1,705,000
Based on 90 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.9%

Current Median Price: \$1,605,000
Current Median Rent: \$580
Based on 81 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.8%

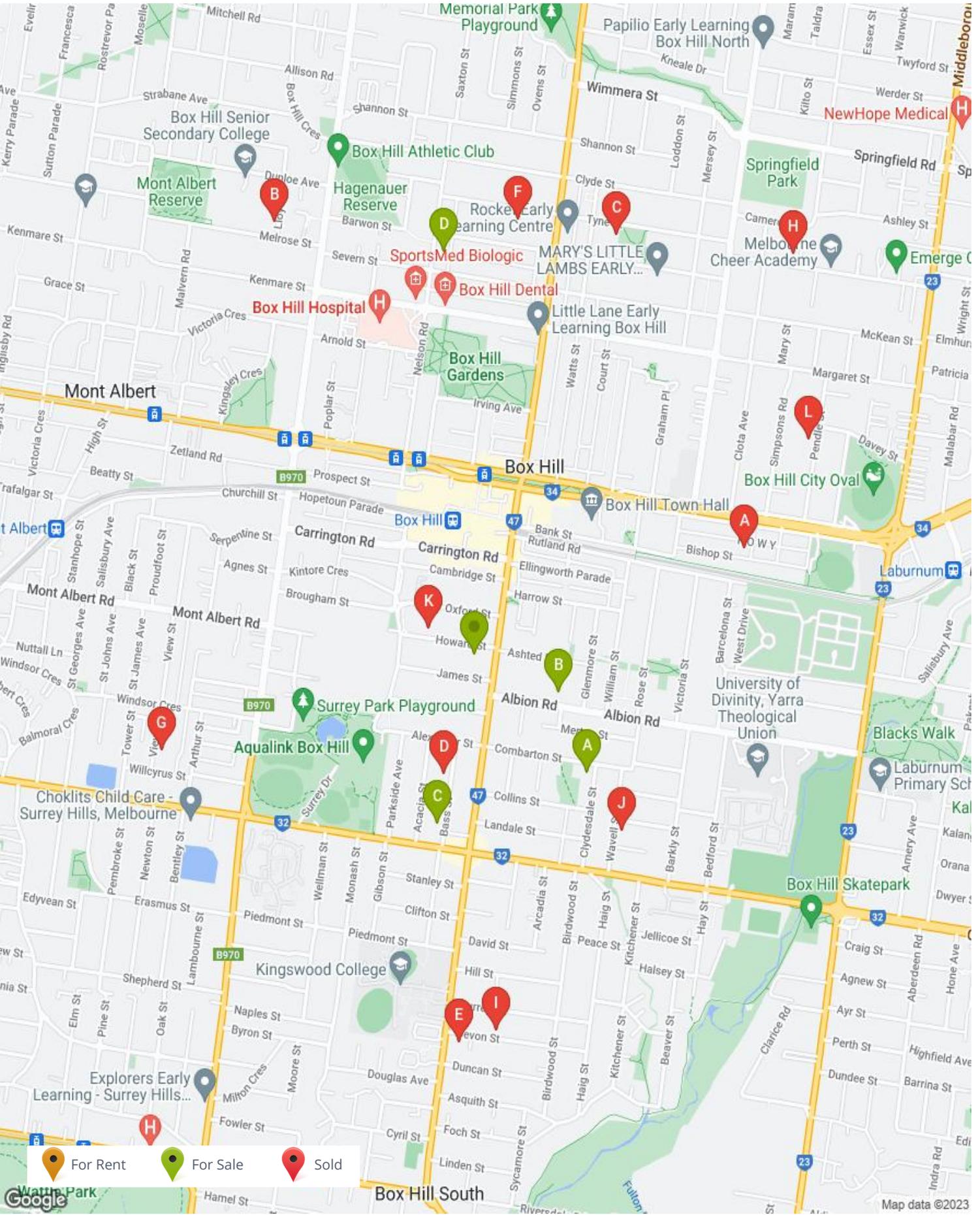
Current Median Price: \$545,000
Previous Median Price: \$530,000
Based on 738 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$545,000
Current Median Rent: \$480
Based on 835 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 6 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$1,300,000 and the highest for sale price is \$1,800,000 with a median sale price of \$1,475,000. Days listed ranges from 14 to 573 days with the average currently at 180 days for these selected properties.

794 STATION ST, BOX HILL 3128

 3  2  1



Property Type: House
Area: 521 m²
RPD:

Features:

Current List Price: **\$1,450,000-\$1,550,000**
First List Price: \$1,450,000-\$1,550,000
Date Listed: 20/09/2023 Days Listed: **20 Days**
Listed Price Change:

4 CLYDESDALE ST, BOX HILL 3128

UBD Ref: Melbourne - 256 R18
Distance from Property: 541m

 4  2  1



Property Type: House
Area: 670 m²
RPD: 4//LP13369

Features:

Current List Price: **\$1,300,000 - \$ 1,430,000**
First List Price: \$1,300,000 - \$ 1,430,000
Date Listed: 18/09/2023 Days Listed: **21 Days**
Listed Price Change:



29 ALBION RD, BOX HILL 3128

UBD Ref: Melbourne - 256 R17
Distance from Property: 312m

 4  3  2



Property Type: House
Area: 1,968 m²
RPD: 10//PS811814

Features:

Current List Price: **Contact Agent**
First List Price: \$1,500,000 - \$1,650,000
Date Listed: 28/07/2022 Days Listed: **438 Days**
Listed Price Change:



94 A-94 RUTLAND RD, BOX HILL 3128

 5  2  3



Property Type: House
Area:
RPD:

Features:

Current List Price: **\$1,800,000 - \$2,000,000**
First List Price: Auction Sun 10th Apr 1:00pm
Date Listed: 15/03/2022 Days Listed: **573 Days**
Listed Price Change:

9 BASS ST, BOX HILL 3128

UBD Ref: Melbourne - 256 P19
Distance from Property: 554m

 3  1  1



Property Type: House
Area: 733 m²
RPD: 76//LP2493; 1//TP21089

Features:

Current List Price: **Auction \$1,300,000 - \$1,400,000**
First List Price: Auction
Date Listed: 26/09/2023 Days Listed: **14 Days**
Listed Price Change:



90 NELSON RD, BOX HILL NORTH 3129

UBD Ref: Melbourne - 256 P11
Distance from Property: 1.3km

 **3**  **2**  **3**



Property Type: House
Area: 701 m²
RPD: 24/3/LP1879

Features:

Current List Price: **\$1,500,000 - \$1,650,000**
First List Price: \$1,500,000 - \$1,650,000
Date Listed: 20/09/2023 Days Listed: **19 Days**
Listed Price Change:



Nearby Comparable Sold Properties

There are 12 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$1,830,000 with a median sale price of \$1,634,000. Days listed ranges from 23 to 63 days with the average currently at 29 days for these selected properties.

31 BISHOP ST, BOX HILL, VIC 3128

UBD Ref: Melbourne - 257 C15
Distance from Property: 987m

 3  1  1



Property Type: House
Area: 463 m²
Area \$/m²:
RPD: 2//LP45311

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 23/09/2023 Days to Sell: **24 Days**
Last Price: Auction This Saturday | Chg %:
First Price: \$1,050,000 - \$1,150,000 Chg %:

Features:



14 LLOYD ST, MONT ALBERT NORTH, VIC 3129

UBD Ref: Melbourne - 256 M11
Distance from Property: 1.5km

 3  2  1



Property Type: House
Area: 327 m²
Area \$/m²: \$5,178
RPD: 2//PS536216

Sale Price: **\$1,695,000 (Agents Advice - Sale)**
Sale Date: 09/09/2023 Days to Sell: **25 Days**
Last Price: \$1,550,000 - \$1,650,000 Chg %:
First Price: \$1,550,000 - \$1,650,000 Chg %:

Features:



33 TYNE ST, BOX HILL NORTH, VIC 3129

UBD Ref: Melbourne - 257 A11
Distance from Property: 1.4km

 3  1  3



Property Type: House
Area: 974 m²
Area \$/m²: \$1,878
RPD: 54/5/LP1879

Sale Price: **\$1,830,000 (Agents Advice - Sale)**
Sale Date: 19/08/2023 Days to Sell: **23 Days**
Last Price: Auction this Saturday @Chg %:
First Price: Auction \$1,600,000 - Chg %:

Features:



29 BASS ST, BOX HILL, VIC 3128

UBD Ref: Melbourne - 256 Q18
Distance from Property: 394m

 3  1  2



Property Type: House
Area: 595 m²
Area \$/m²: \$2,958
RPD: 1//TP432857

Sale Price: **\$1,760,000 (Normal Sale)**
Sale Date: 03/06/2023 Days to Sell: **25 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

Features:



2 DEVON ST, BOX HILL SOUTH, VIC 3128

UBD Ref: Melbourne - 286 Q2
Distance from Property: 1.2km

 3  2  1



Property Type: House
Area: 694 m²
Area \$/m²: \$2,190
RPD: 3//LP16422

Sale Price: **\$1,520,000 (Normal Sale)**
Sale Date: 02/04/2023 Days to Sell: **32 Days**
Last Price: SOLD by Ray White Chg %:
First Price: Contact Agent Chg %:

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL LAUNDRY, CLOSE TO SHOPS



59 TYNE ST, BOX HILL NORTH, VIC 3129UBD Ref: Melbourne - 256 Q11
Distance from Property: 1.4km **3**  **1**  **2**Property Type: House
Area: 765 m²
Area \$/m²: \$2,157
RPD: 1, 2//TP585038

Features:

Sale Price: **\$1,650,000 (Normal Sale)**
Sale Date: 25/03/2023 Days to Sell: **29 Days**
Last Price: AUCTION This Sat 1: Chg %:
First Price: \$1,250,000 - \$1,350,000 Chg %:**8 VIEW ST, SURREY HILLS, VIC 3127**UBD Ref: Melbourne - 256 L18
Distance from Property: 1.1km **3**  **1**  **1**Property Type: House
Area: 690 m²
Area \$/m²: \$2,562
RPD: 1//TP649263; 16//LP15217

Features:

Sale Price: **\$1,768,000 (Normal Sale)**
Sale Date: 18/03/2023 Days to Sell: **24 Days**
Last Price: \$1,650,000 - \$1,750,000 Chg %:
First Price: \$1,650,000 - \$1,750,000 Chg %:**19 LEXTON RD, BOX HILL NORTH, VIC 3129**UBD Ref: Melbourne - 257 C11
Distance from Property: 1.7km **3**  **1**  **1**Property Type: House
Area: 895 m²
Area \$/m²: \$1,693
RPD: 15//LP29200

Features:

Sale Price: **\$1,515,000 (Normal Sale)**
Sale Date: 18/03/2023 Days to Sell: **25 Days**
Last Price: Auction 10AM 18th Chg %:
First Price: Auction \$1,500,000 - Chg %:**15 DEVON ST, BOX HILL SOUTH, VIC 3128**UBD Ref: Melbourne - 286 Q1
Distance from Property: 1.2km **3**  **1**  **2**Property Type: House
Area: 588 m²
Area \$/m²: \$2,825
RPD: 32//LP13121

Features:

Sale Price: **\$1,661,000 (Normal Sale)**
Sale Date: 11/03/2023 Days to Sell: **25 Days**
Last Price: Auction 1PM 11th Chg %:
First Price: Auction \$1,100,000 - Chg %:**10 WAVELL ST, BOX HILL, VIC 3128**UBD Ref: Melbourne - 257 A19
Distance from Property: 757m **3**  **1**  **2**Property Type: House
Area: 669 m²
Area \$/m²: \$2,399
RPD: 31//LP15827

Features:

Sale Price: **\$1,605,000 (Normal Sale)**
Sale Date: 18/02/2023 Days to Sell: **29 Days**
Last Price: \$1,300,000 - \$1,400,000 Chg %:
First Price: \$1,300,000 - \$1,400,000 Chg %:

28 HOWARD ST, BOX HILL, VIC 3128

UBD Ref: Melbourne - 256 P16  3  1  1
Distance from Property: 182m



Property Type: House
Area: 702 m²
Area \$/m²: \$2,188
RPD: 26//LP1597

Sale Price: **\$1,536,000 (Normal Sale)**
Sale Date: 06/01/2023 Days to Sell: **63 Days**
Last Price: \$1,599,000 (Under Chg %: **-3.9%**)
First Price: Contact Agent (Under Chg %:

Features:



29 PENDLE ST, BOX HILL, VIC 3128

UBD Ref: Melbourne - 257 C14  3  1  2
Distance from Property: 1.3km



Property Type: House
Area: 677 m²
Area \$/m²: \$2,390
RPD: 61//LP8563

Sale Price: **\$1,618,000 (Normal Sale)**
Sale Date: 03/09/2022 Days to Sell: **23 Days**
Last Price: Auction this Saturday | Chg %:
First Price: \$1,150,000 - \$1,250,000 Chg %:

Features:



7 HOWARD STREET, BOX HILL, VIC 3128



Appraisal Price

This market analysis has been prepared on 09/10/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$1,600,000 to \$1,650,000

Contact your agent for further information:

Name: Peter Zheng
Mobile:
Office: Biggin & Scott Burwood
Office Phone: 03 85937348
Email: pzheng@bigginscott.com.au