

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 Type:	Rental
Owner Address:	N/A		
Phone(s):			

Property Details

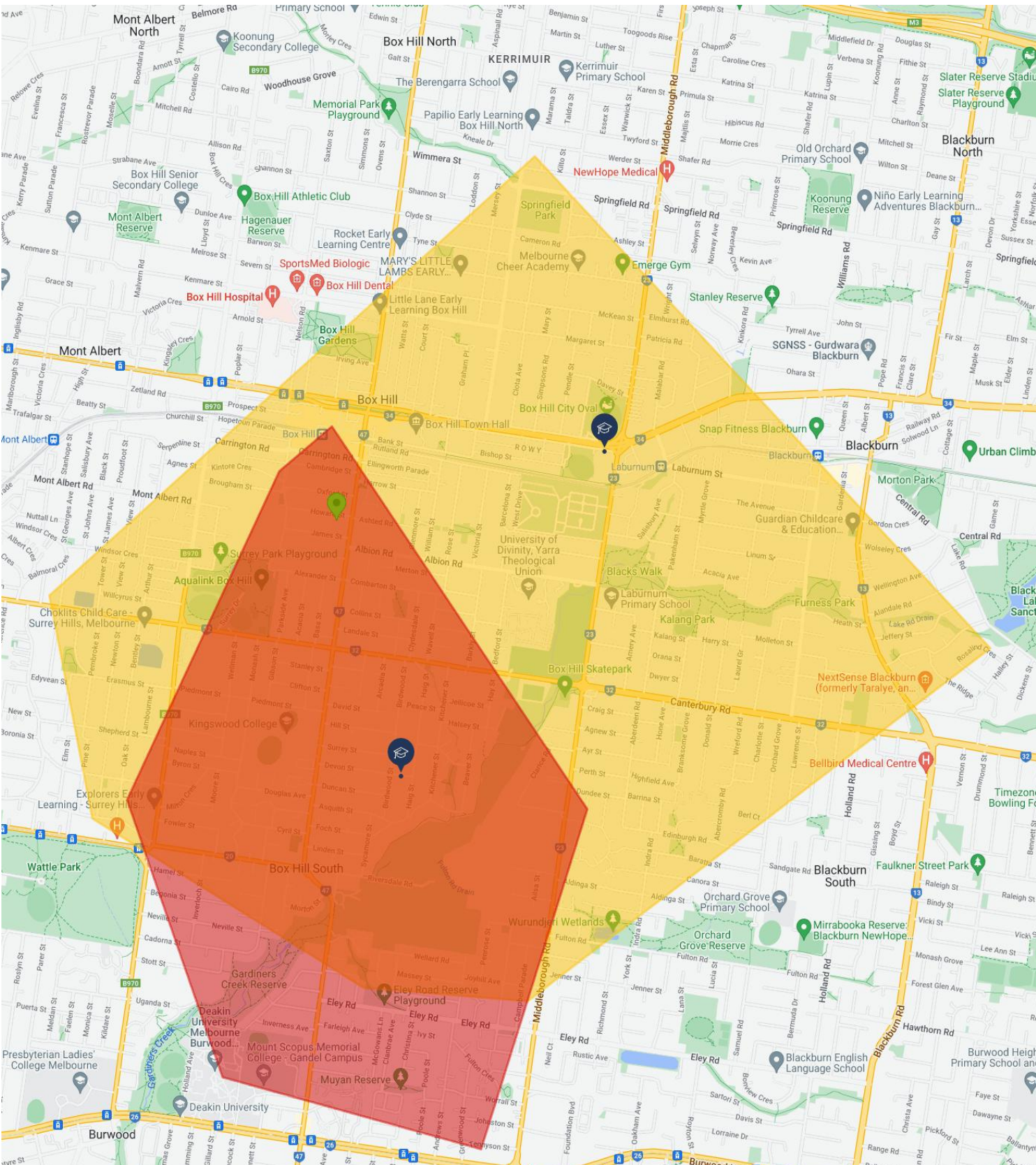
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Property Type:	House - N/A	Area:	703 m²
RPD:	4//LP1597 (5453549)	Area \$/m2:	\$2,250
Land Use:	DETACHED DWELLING (UNSPECIFIED)	Water/Sewerage:	
Zoning		Property ID:	4816857 / VIC729896
Council:	WHITEHORSE CITY	UBD Ref:	UBD Ref: 256 Q17
Features:	Built 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 m²	Normal Sale	No
\$ 1,550,000	22/06/2019	CHAN; NGUYEN	691 m²	Normal Sale	No
\$ 882,000	12/12/2009	O DONNELL	691 m²	Normal Sale	No
\$ 28,000	17/11/1975	NOONAN; NOONAN	691 m²	Normal Sale	No

School Catchment Areas



Roberts McCubbin Primary School

Prep - 6

Co-ed



Box Hill High School

7 - 12

Co-ed



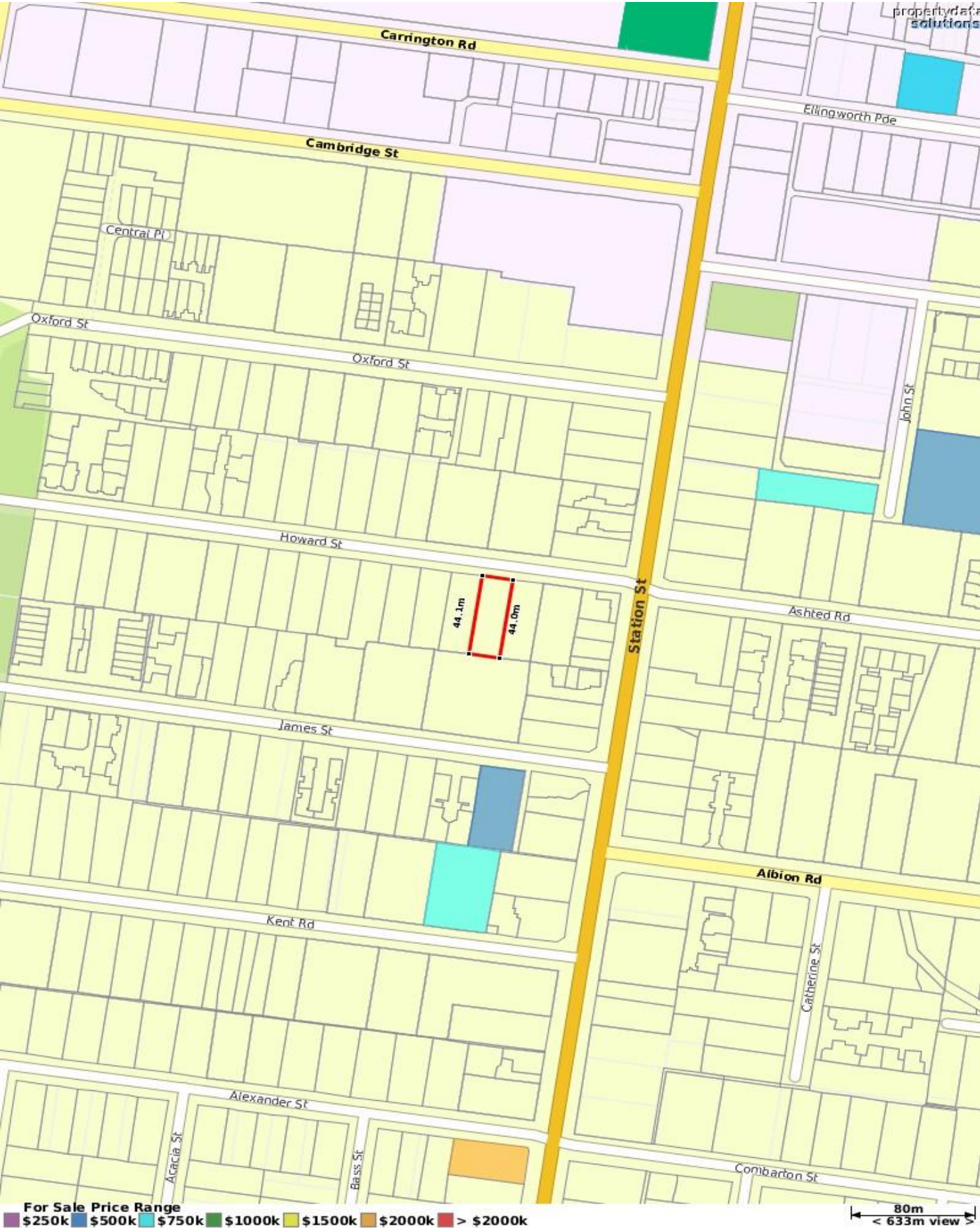
Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



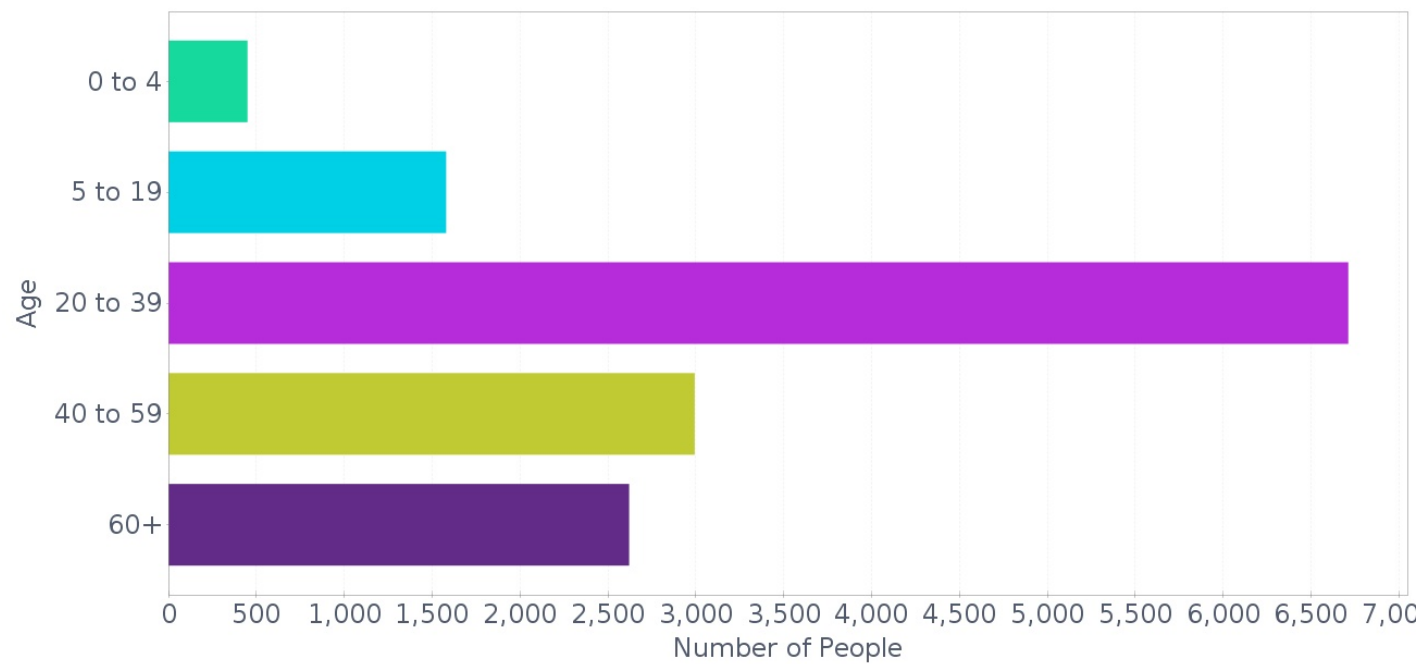
Nearby Properties For Sale



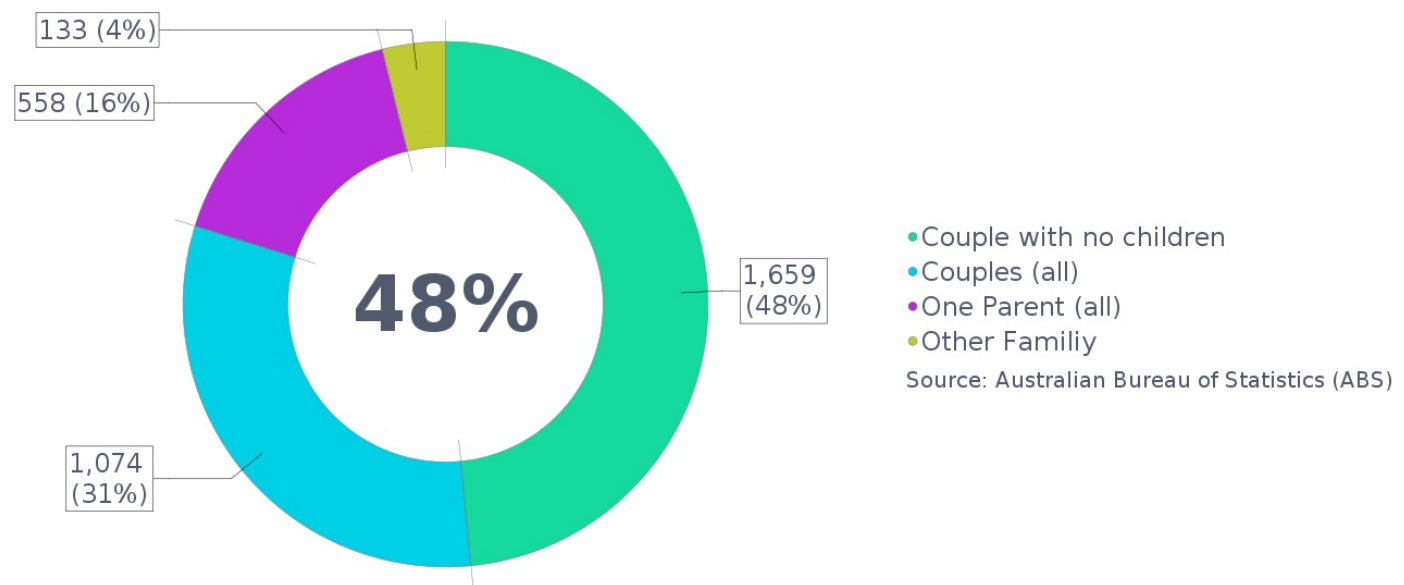
Nearby Properties For Rent



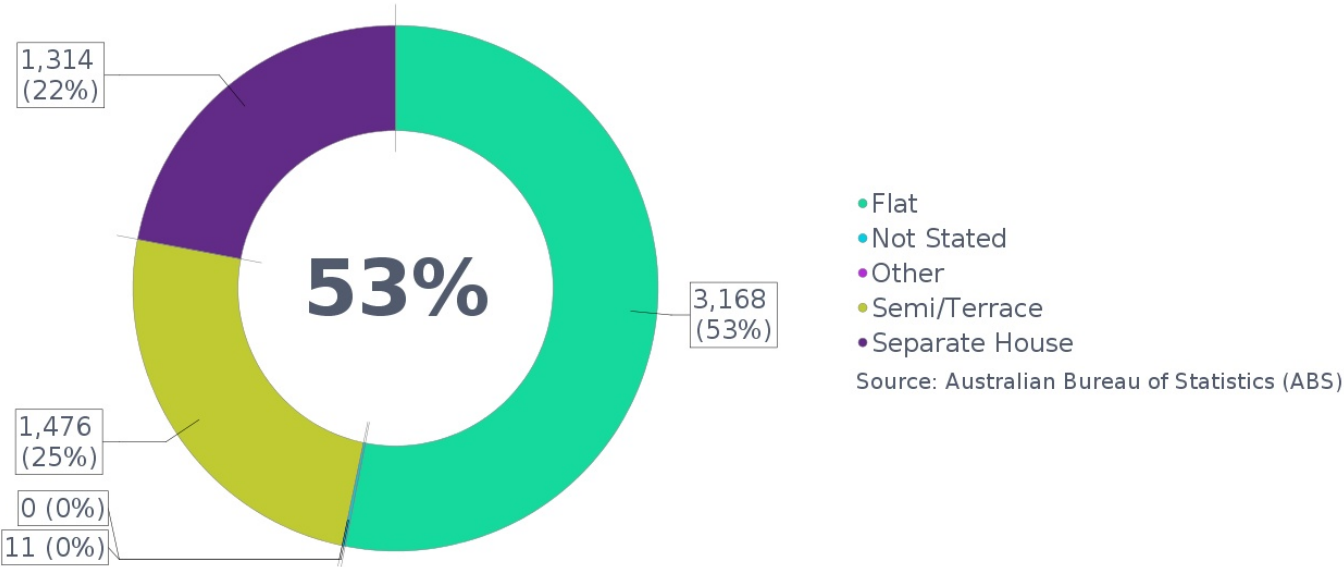
Age of Population (2021)



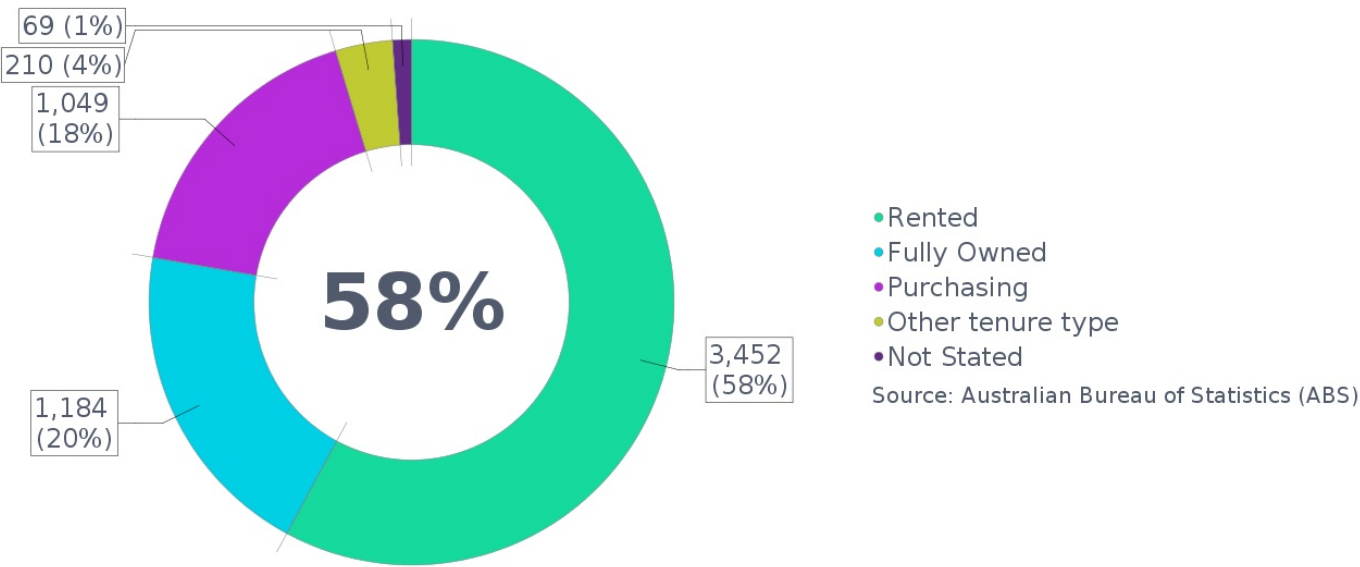
Family Composition (2021)



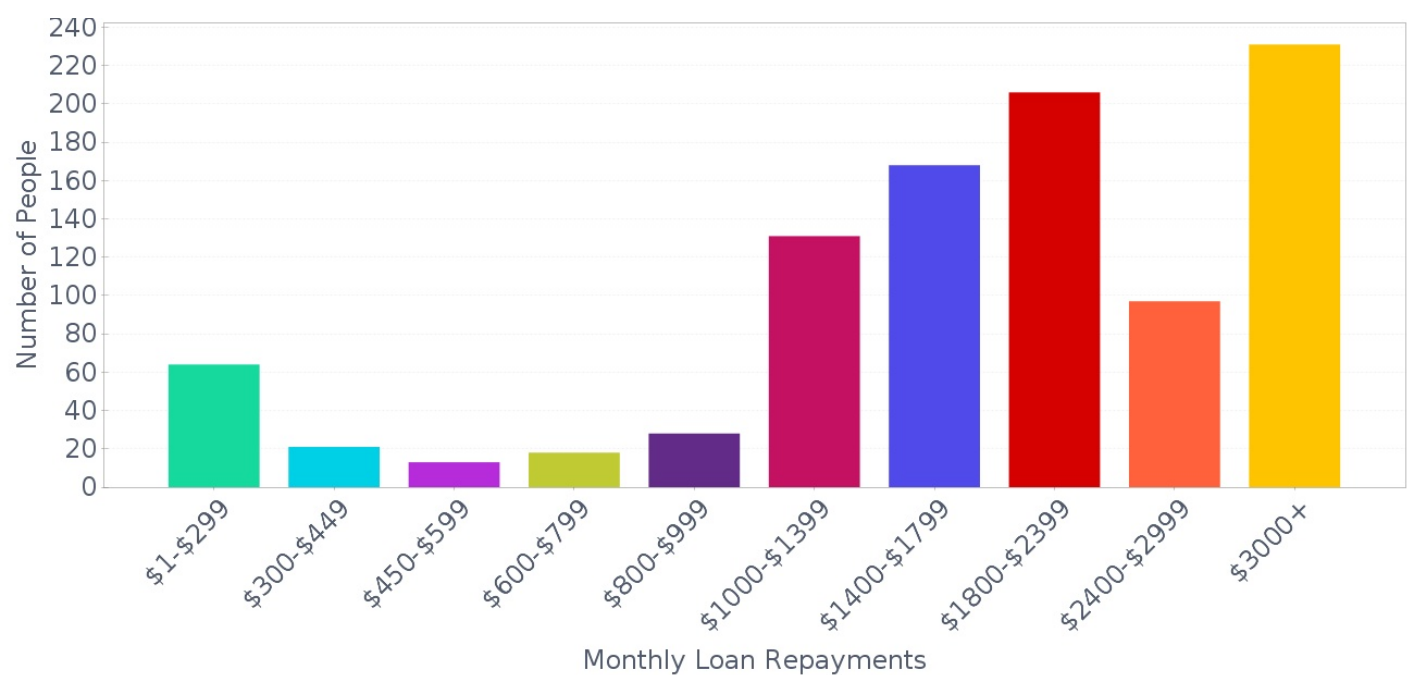
Dwelling Structure (2021)



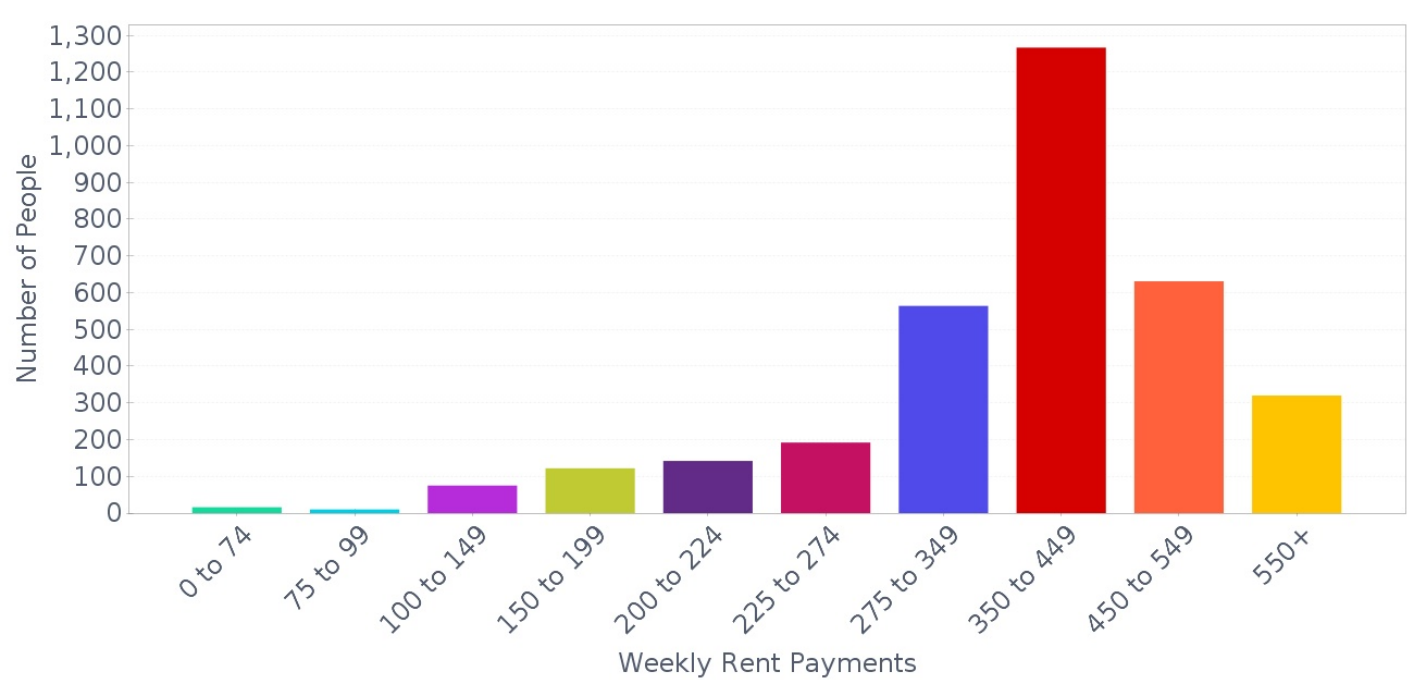
Home Ownership (2021)



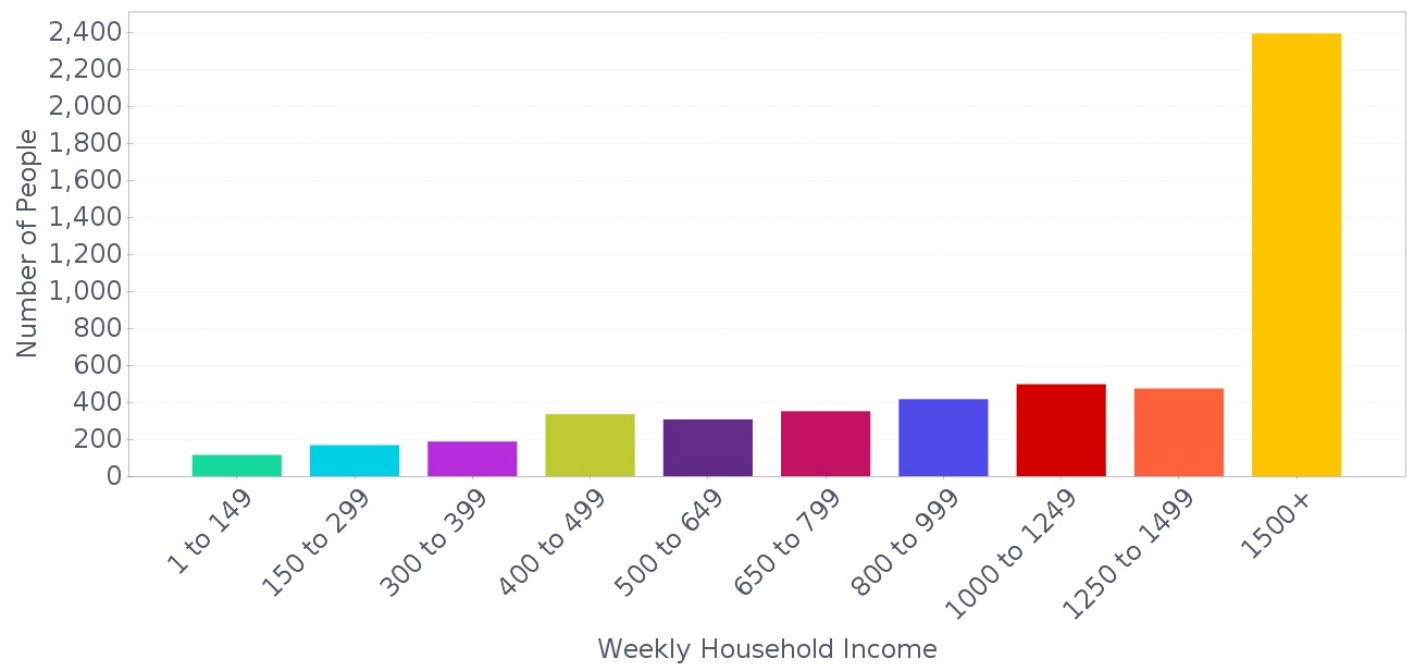
Home Loan Repayments - Monthly (2021)



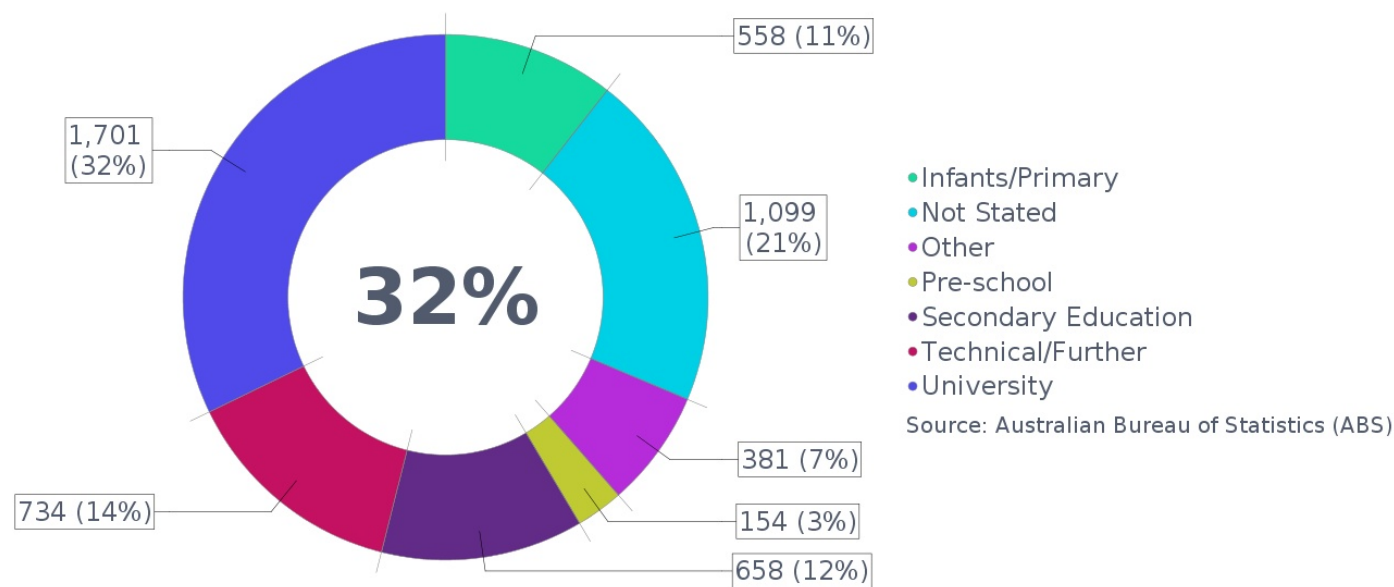
Rent Payments - Weekly (2021)



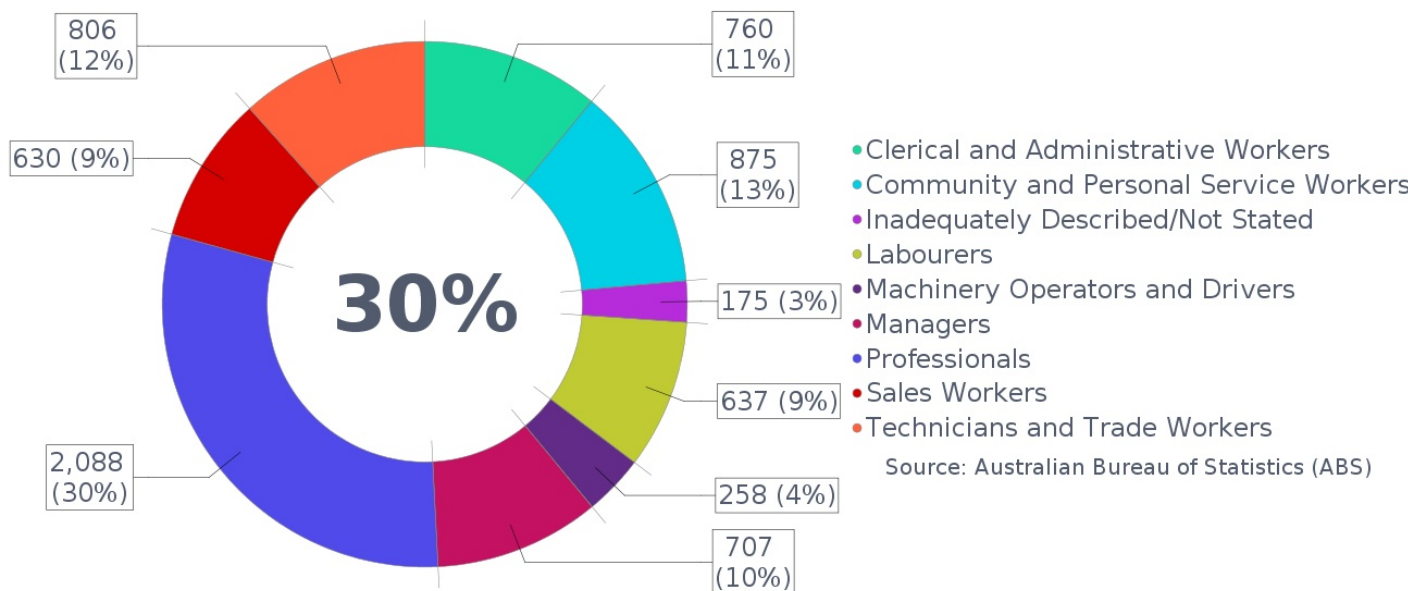
Household Income - Weekly (2021)



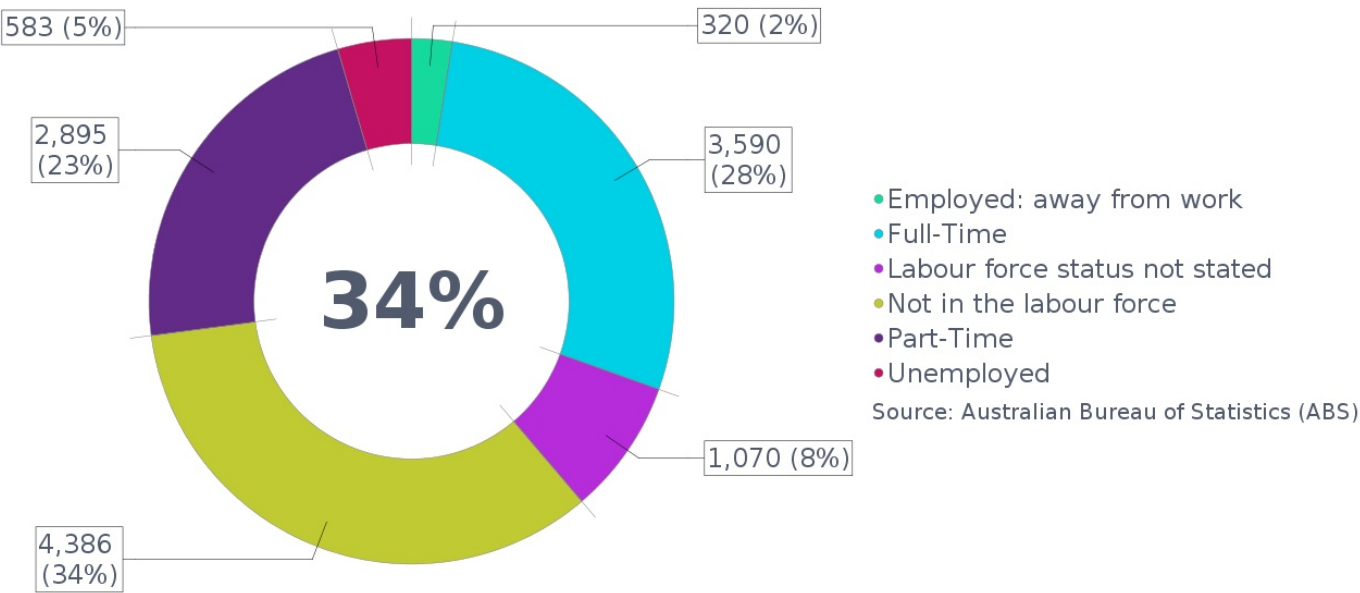
Non-School Qualification: Level of Education (2021)



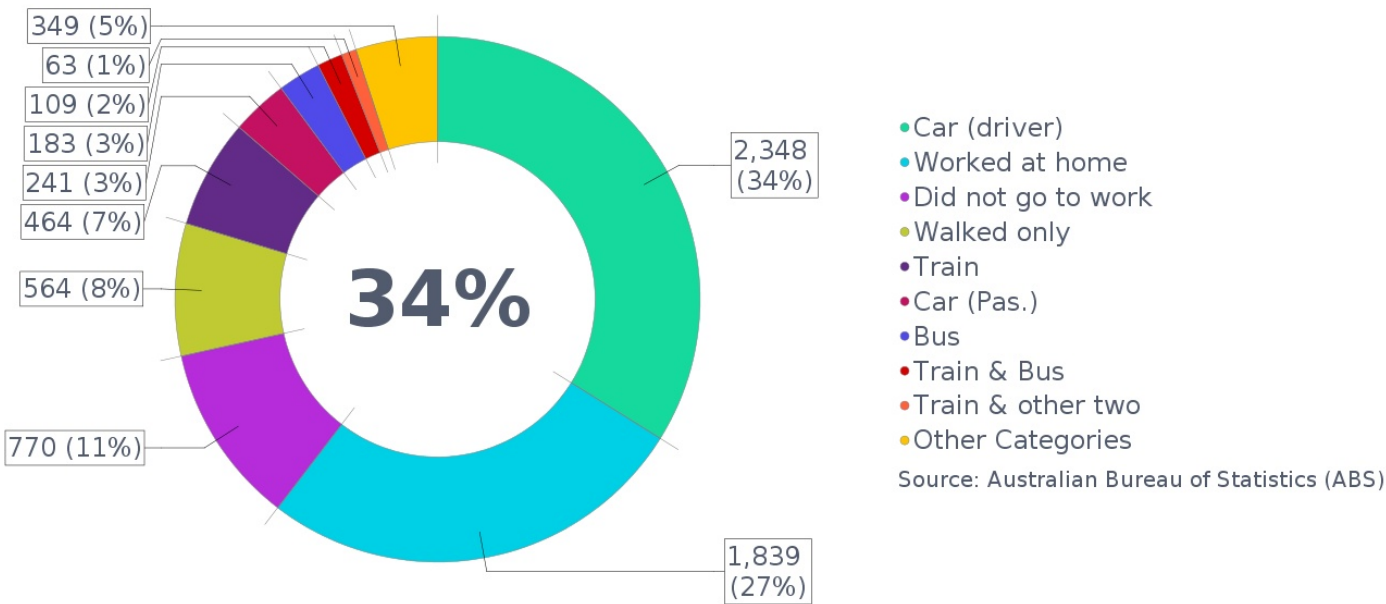
Occupation (2021)



Employment (2021)

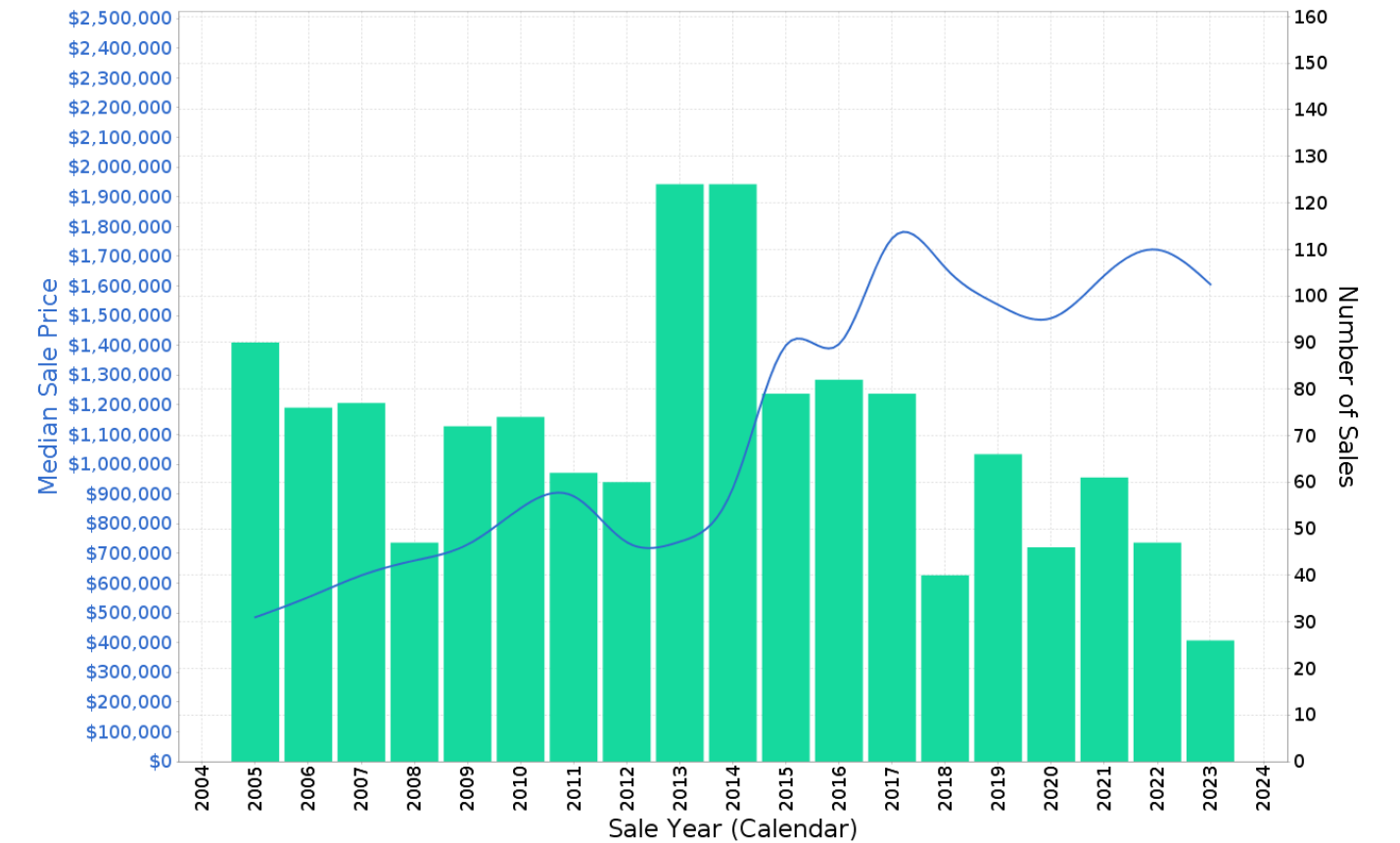


Method of Travel to Work (2021)

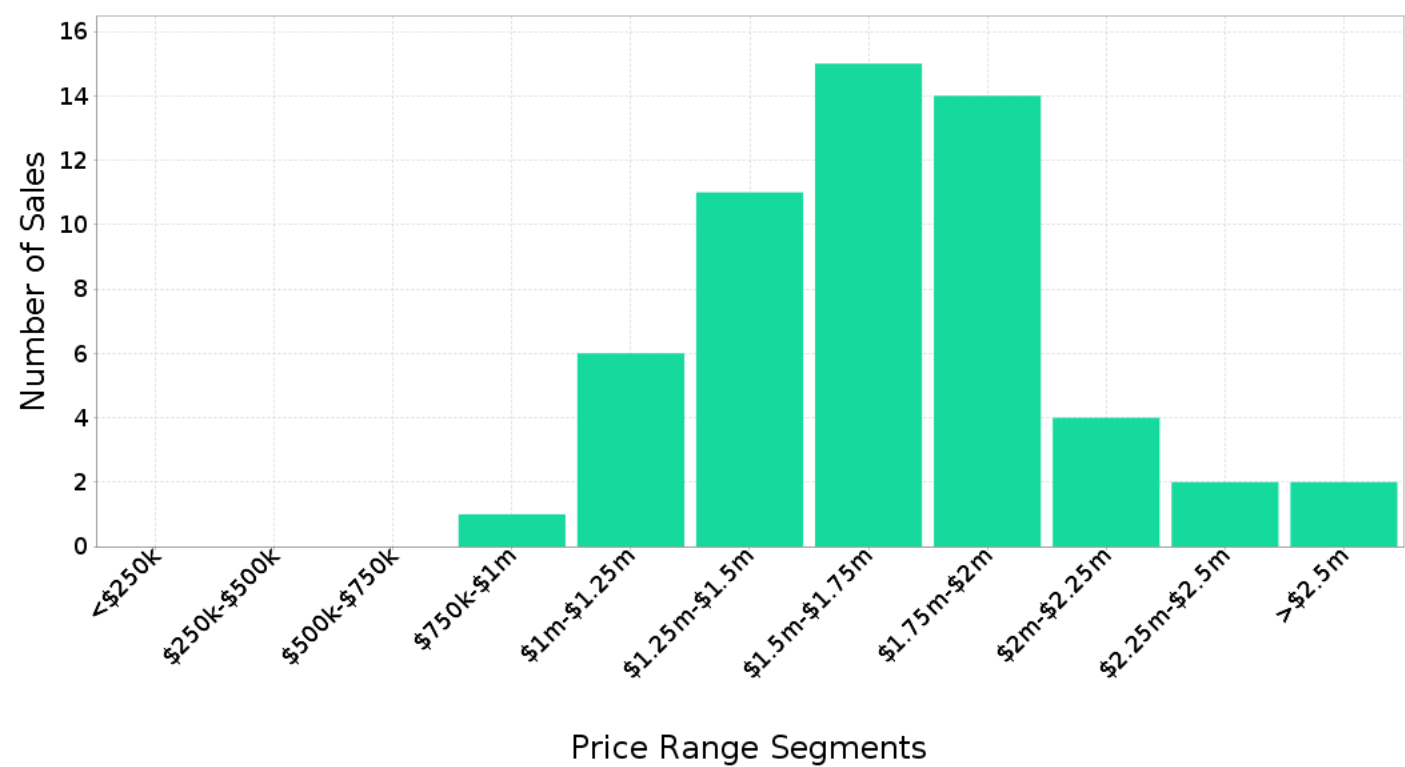


Sales & Growth Chart (House)

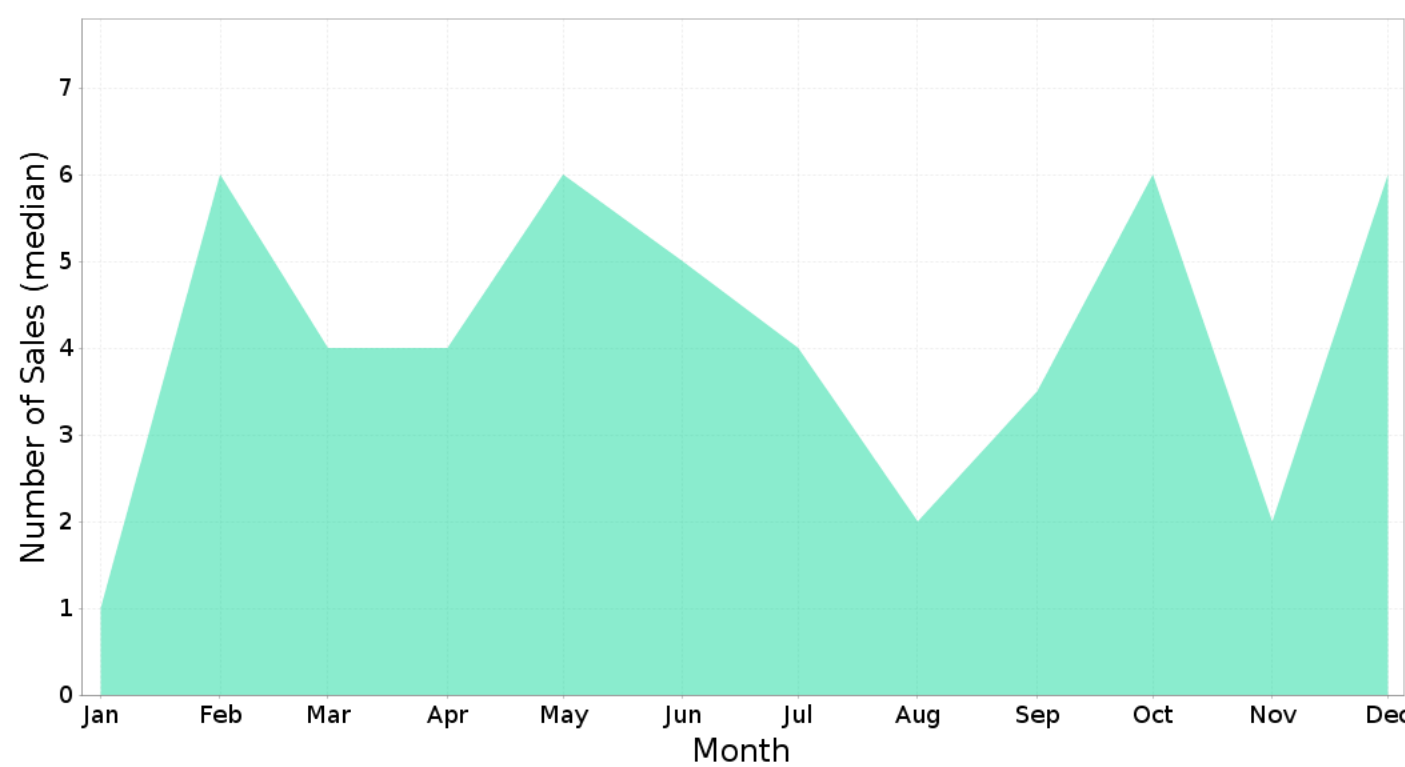
Year	No. of Sales	Average	Median	Growth	Low	High
2005	90	\$ 595,978	\$ 485,250		\$ 174,500	\$ 3,950,000
2006	76	\$ 577,139	\$ 552,500	13.9 %	\$ 168,950	\$ 1,800,000
2007	77	\$ 686,845	\$ 626,000	13.3 %	\$ 174,000	\$ 2,667,500
2008	47	\$ 734,538	\$ 676,000	8.0 %	\$ 190,000	\$ 1,517,500
2009	72	\$ 732,619	\$ 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



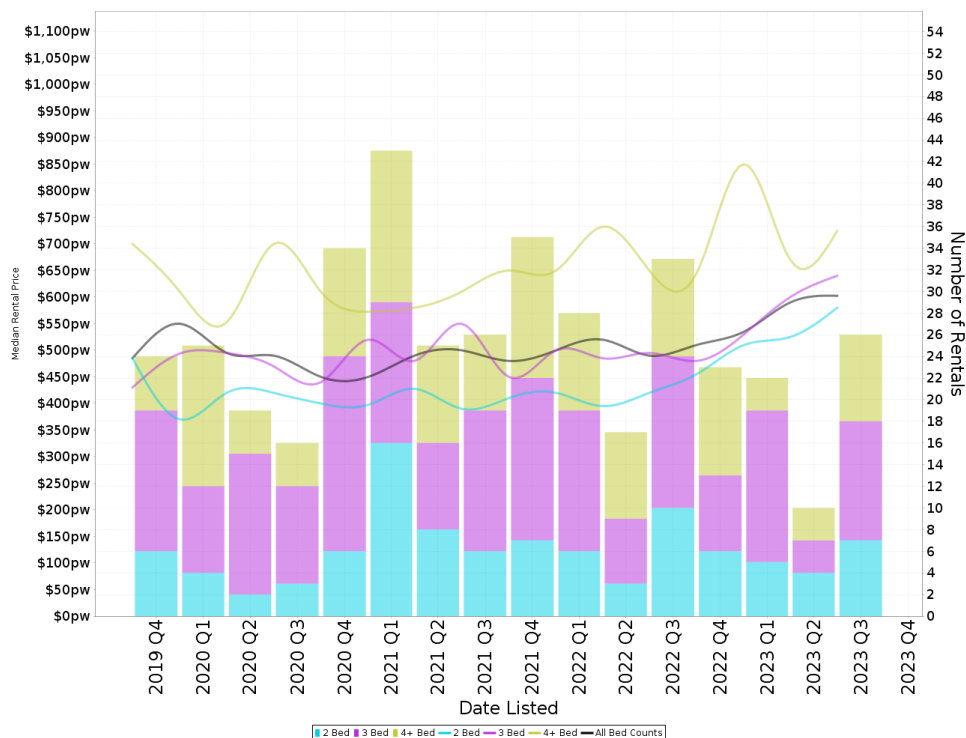
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.9%

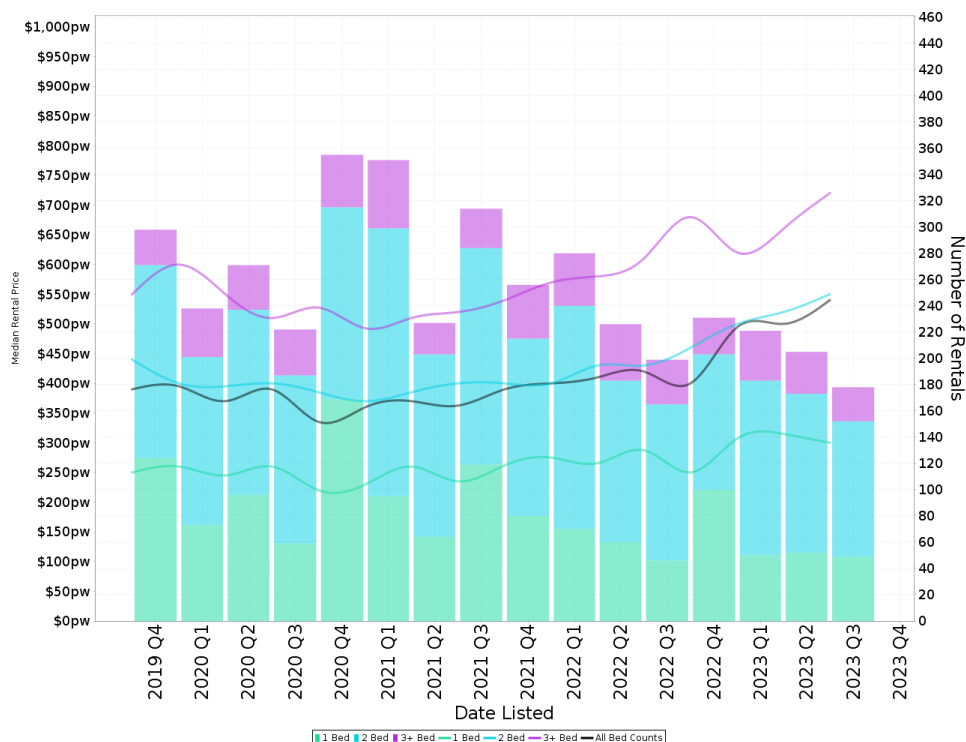
Current Median Price: \$1,605,000
Previous Median Price: \$1,705,000
 Based on 90 registered House sales compared over the last two rolling 12 month periods.

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

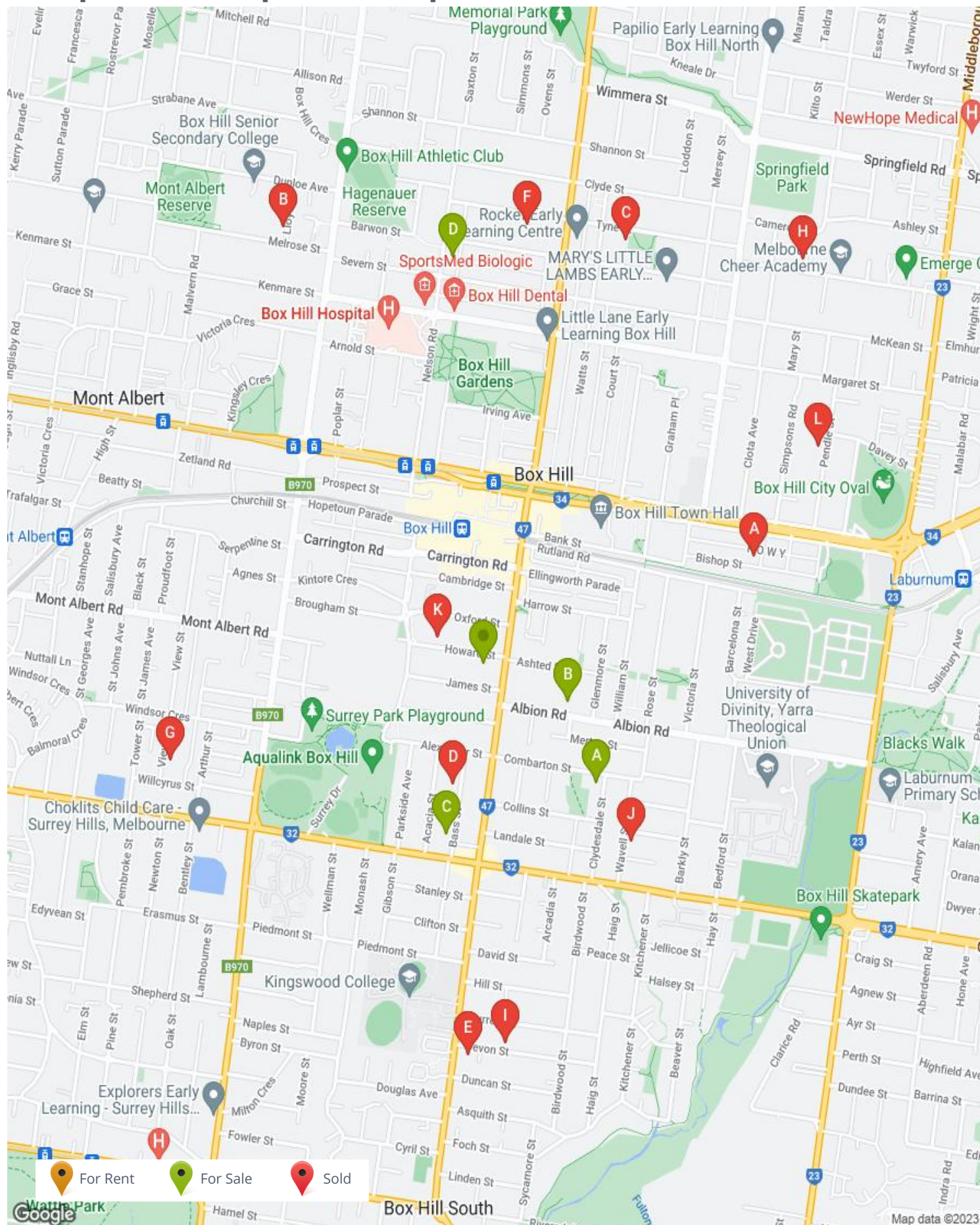
+2.8%

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.



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

Features:

Sale Price: **Price Withheld (Agents Advice -**
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 %:



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

Features:

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 %:



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

Features:

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 %:



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

Features:

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 %:



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

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

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 %:



59 TYNE ST, BOX HILL NORTH, VIC 3129

UBD 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

Distance from Property: 182m

**3****1****1**

Property Type: House

Area: 702 m²Area \$/m²: \$2,188

RPD: 26//LP1597

Features:

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 %:

K

29 PENDLE ST, BOX HILL, VIC 3128

UBD Ref: Melbourne - 257 C14

Distance from Property: 1.3km

**3****1****2**

Property Type: House

Area: 677 m²Area \$/m²: \$2,390

RPD: 61//LP8563

Features:

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 %:

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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:

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Office Phone: 03 85937348
Email: pzheng@bigginscott.com.au