

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 220 Dorking Road, 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 \$1,400,500 Property Type House Suburb Box Hill North

Period - From 01/01/2025 to 31/12/2025 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	18 Currie St BOX HILL NORTH 3129	\$1,200,000	04/10/2025
2	2 Eva Cr BOX HILL NORTH 3129	\$1,152,000	06/09/2025
3	21 Eram Rd BOX HILL NORTH 3129	\$1,190,000	26/08/2025

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: 09/02/2026 16:28



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Rooms: 5
Property Type: House (Res)
Land Size: 549 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending December 2025: \$1,400,500

Comparable Properties



18 Currie St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx



2 Eva Cr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$1,152,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 595 sqm approx



21 Eram Rd BOX HILL NORTH 3129 (VG)

Agent Comments

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Price: \$1,190,000
Method: Sale
Date: 26/08/2025
Property Type: House (Res)
Land Size: 655 sqm approx