

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 82 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Single price \$1,599,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Box Hill North

Period - From 23/02/2025

to 22/02/2026

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	17 Acheron St DONCASTER 3108	\$1,572,000	22/11/2025
2	91 Box Hill Cr MONT ALBERT NORTH 3129	\$1,568,000	03/09/2025
3			

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:

23/02/2026 13:35



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Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,599,000

Median House Price

23/02/2025 - 22/02/2026: \$1,416,000

Comparable Properties



17 Acheron St DONCASTER 3108 (REI)

Agent Comments

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  2

Price: \$1,572,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 773 sqm approx



91 Box Hill Cr MONT ALBERT NORTH 3129 (VG)

Agent Comments

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Price: \$1,568,000

Method: Sale

Date: 03/09/2025

Property Type: House (Res)

Land Size: 727 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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