

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 63 Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,550,000 & \$1,690,000

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	37 Toogoods Rise BOX HILL NORTH 3129	\$1,655,000	14/11/2025
2	42 Medway St BOX HILL NORTH 3129	\$1,688,888	15/10/2025
3	120 Dorking Rd BOX HILL NORTH 3129	\$1,510,000	12/09/2025

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: 24/02/2026 10:32



 4  1  4

Property Type: House
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,690,000
Median House Price
Year ending December 2025: \$1,400,500

Comparable Properties



37 Toogoods Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,655,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 589 sqm approx



42 Medway St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,688,888
Method: Private Sale
Date: 15/10/2025
Property Type: House
Land Size: 744 sqm approx



120 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$1,510,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 770 sqm approx

Account - Jellis Craig | P: (03) 9908 5700