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	69 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,416,000 Property Type House Suburb Box Hill North

Period - From 01/04/2025 to 30/06/2025 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	12 Patrick St BOX HILL NORTH 3129	$1,850,000	05/07/2025
2	20 Saxton St BOX HILL NORTH 3129	$1,835,000	14/06/2025
3	37 Peter St BOX HILL NORTH 3129	$2,000,000	09/04/2025

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: 29/09/2025 12:51

69 Woodhouse Grove, Box Hill North Vic 3129

JellisCraig



4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
June quarter 2025: $1,416,000

Comparable Properties



12 Patrick St BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,850,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments



20 Saxton St BOX HILL NORTH 3129 (REI/VG)

6 3 4

Price: $1,835,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments



37 Peter St BOX HILL NORTH 3129 (REI)

7 3 6

Price: $2,000,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 965 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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