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	2/116 Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $926,500 Property Type Unit 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	44 Court St BOX HILL 3128	$785,000	06/12/2025
2	1a Chapman St BLACKBURN NORTH 3130	$858,000	04/10/2025
3	8/35 Middlefield Dr BLACKBURN NORTH 3130	$840,000	23/08/2025

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 11:01

2/116 Dorking Road, Box Hill North Vic 3129



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending December 2025: $926,500

Comparable Properties



44 Court St BOX HILL 3128 (REI/VG)

2 2 1

Price: $785,000
Method: Private Sale
Date: 06/12/2025
Property Type: House

Agent Comments



1a Chapman St BLACKBURN NORTH 3130 (REI/VG)

2 1 1

Price: $858,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 139 sqm approx

Agent Comments



8/35 Middlefield Dr BLACKBURN NORTH 3130 (REI/VG)

2 1 2

Price: $840,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit
Land Size: 298 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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