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 $1,500,000

Median sale price

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

Period - From 19/03/2025 to 18/03/2026 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	20 Twyford St BOX HILL NORTH 3129	$1,530,000	18/03/2026
2	24 Toogoods Rise BOX HILL NORTH 3129	$1,485,000	29/11/2025
3	13 Twyford St BOX HILL NORTH 3129	$1,501,000	01/11/2025

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: 19/03/2026 13:49

82 Woodhouse Grove, Box Hill North Vic 3129

JellisCraig



4 2 3

Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000
Median House Price
19/03/2025 - 18/03/2026: $1,416,000

Comparable Properties



20 Twyford St BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,530,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House
Land Size: 646 sqm approx

Agent Comments



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

4 3 2

Price: $1,485,000
Method: Private Sale
Date: 29/11/2025
Property Type: House
Land Size: 590 sqm approx

Agent Comments



13 Twyford St BOX HILL NORTH 3129 (REI/VG)

4 1 2

Price: $1,501,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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