Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	139A Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,407,500 Property Type House Suburb Box Hill North

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	112a Koonung Rd BLACKBURN NORTH 3130	$1,320,000	19/05/2026
2	2 Bellara St DONCASTER 3108	$1,470,000	17/04/2026
3	15 Coolabah St DONCASTER 3108	$1,450,000	16/04/2026

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01/06/2026 13:17

139A Dorking Road, Box Hill North Vic 3129

Ripple Wu
03 9889 8800
0433 903 099
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4 3 2

Property Type: House
Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending March 2026: $1,407,500

Comparable Properties



112a Koonung Rd BLACKBURN NORTH 3130 (REI)

4 3 2

Price: $1,320,000
Method: Sold Before Auction
Date: 19/05/2026
Property Type: House (Res)
Land Size: 312 sqm approx

Agent Comments



2 Bellara St DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,470,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



15 Coolabah St DONCASTER 3108 (REI)

4 4 2

Price: $1,450,000
Method: Private Sale
Date: 16/04/2026
Property Type: House

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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