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	9 Ovens Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,400,000 Property Type House Suburb Box Hill North

Period - From 10/06/2025 to 09/06/2026 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	55 Heathfield Rise BOX HILL NORTH 3129	$1,300,000	30/05/2026
2	63 Dorking Rd BOX HILL NORTH 3129	$1,300,000	18/05/2026
3	15 Caringal Av DONCASTER 3108	$1,250,000	28/03/2026

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: 10/06/2026 13:19

9 Ovens Street, Box Hill North Vic 3129

Ripple Wu
03 9889 8800
0433 903 099
ripplewu@mcgrath.com.au



4 2 2

Property Type: House
Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
10/06/2025 - 09/06/2026: $1,400,000

Comparable Properties



55 Heathfield Rise BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



63 Dorking Rd BOX HILL NORTH 3129 (REI)

4 1 3

Price: $1,300,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 711 sqm approx

Agent Comments



15 Caringal Av DONCASTER 3108 (REI/VG)

4 2 3

Price: $1,250,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 775 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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