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	11 Cameron Road, Box Hill North Vic 3129

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,405,000 Property Type House Suburb Box Hill North

Period - From 01/07/2025 to 30/06/2026 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	11 Twyford St BOX HILL NORTH 3129	$1,200,000	09/05/2026
2	65 Twyford St BOX HILL NORTH 3129	$1,156,000	06/05/2026
3	1 Luther St BOX HILL NORTH 3129	$1,190,000	19/03/2026

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: 14/08/2026 16:59

11 Cameron Road, Box Hill North Vic 3129

JellisCraig

Shaun Wang
8841 4888
0433 958 818
shaunwang@jelliscraig.com.au



3 1 2

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

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
Year ending June 2026: $1,405,000

Comparable Properties



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

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 09/05/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 160 sqm approx

Agent Comments



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

4 2 4

Price: $1,156,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 593 sqm approx

Agent Comments



1 Luther St BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $1,190,000
Method: Auction Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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