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	845 Canterbury Road, Box Hill Vic 3128

Indicative selling price

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

Single price $1,095,000

Median sale price

Median price $1,660,500 Property Type House Suburb Box Hill

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	915 Canterbury Rd BOX HILL 3128	$1,300,000	09/05/2026
2	402 Elgar Rd BOX HILL 3128	$1,100,000	01/05/2026
3	780 Station St BOX HILL NORTH 3129	$1,300,000	01/04/2026

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: 15/09/2026 13:22

845 Canterbury Road, Box Hill Vic 3128



3 1 2

Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price
$1,095,000
Median House Price
Year ending June 2026: $1,660,500

Comparable Properties



915 Canterbury Rd BOX HILL 3128 (REI)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 09/05/2026
Property Type: House

Agent Comments



402 Elgar Rd BOX HILL 3128 (REI)

3 3 4

Price: $1,100,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 484 sqm approx

Agent Comments



780 Station St BOX HILL NORTH 3129 (REI)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 616 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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