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	34 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Single price $1,680,000

Median sale price

Median price $1,376,500 Property Type House Suburb Box Hill North

Period - From 01/07/2023 to 30/06/2024 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	36 Mersey St BOX HILL NORTH 3129	$1,615,000	13/07/2024
2	884 Station St BOX HILL NORTH 3129	$1,591,000	18/05/2024
3	25 Arnott St MONT ALBERT NORTH 3129	$1,810,000	18/05/2024

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: 16/09/2024 10:34

34 Woodhouse Grove, Box Hill North Vic 3129

FLETCHERS



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,680,000
Median House Price
Year ending June 2024: $1,376,500

Comparable Properties



36 Mersey St BOX HILL NORTH 3129 (REI)

4 1 2

Agent Comments

Price: $1,615,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 772 sqm approx



884 Station St BOX HILL NORTH 3129 (REI/VG)

4 1 -

Agent Comments

Price: $1,591,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 693 sqm approx



25 Arnott St MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Agent Comments

Price: $1,810,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 717 sqm approx

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata .com.au

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