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	75 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,352,500 Property Type House Suburb Box Hill North

Period - From 01/04/2024 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	23 Stanton St DONCASTER 3108	$1,090,888	23/08/2024
2	47A Eram Rd BOX HILL NORTH 3129	$1,060,000	24/07/2024
3	68 Heathfield Rise BOX HILL NORTH 3129	$1,220,000	08/06/2024

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: 02/09/2024 09:34

75 Woodhouse Grove, Box Hill North Vic 3129



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Rooms: 7
Property Type: House
Land Size: 587.475 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2024: $1,352,500

Comparable Properties



23 Stanton St DONCASTER 3108 (REI)

2 1 2

Price: $1,090,888
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 738 sqm approx

Agent Comments



47A Eram Rd BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $1,060,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments



68 Heathfield Rise BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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