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	29 Kangerong Road, Box Hill Vic 3128

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,655,000 Property Type House Suburb Box Hill

Period - From 03/02/2024 to 02/02/2025 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	33 Hibiscus Rd BLACKBURN NORTH 3130	$1,504,000	07/12/2024
2	5 Boyland Ct BOX HILL NORTH 3129	$1,451,000	30/11/2024
3	16 Merton St BOX HILL 3128	$1,471,000	19/10/2024

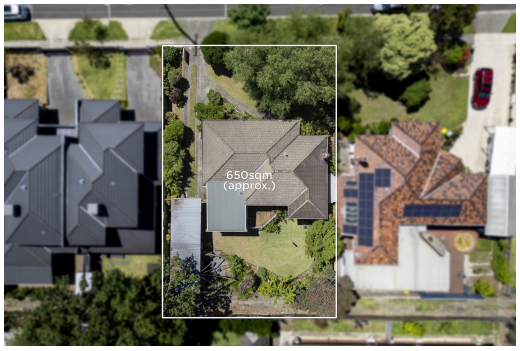
OR

~~**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: 03/02/2025 09:07

29 Kangerong Road, Box Hill Vic 3128

MARSHALL WHITE



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
03/02/2024 - 02/02/2025: $1,655,000

Comparable Properties



33 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

4 1 2

Price: $1,504,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



5 Boyland Ct BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,451,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments



16 Merton St BOX HILL 3128 (REI/VG)

3 1 1

Price: $1,471,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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