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	34/910 Canterbury Road, Box Hill Vic 3128

Indicative selling price

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

Range between $560,000 & $610,000

Median sale price

Median price $862,500 Property Type Townhouse Suburb Box Hill

Period - From 10/09/2024 to 09/09/2025 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	7/41 Zetland Rd MONT ALBERT 3127	$520,000	19/06/2025
2	6/2-4 Park Rd SURREY HILLS 3127	$640,000	31/12/2024
3			

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: 10/09/2025 16:40

34/910 Canterbury Road, Box Hill Vic 3128

BARRYPLANT

2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$560,000 - $610,000
Median Townhouse Price
10/09/2024 - 09/09/2025: $862,500

Comparable Properties



7/41 Zetland Rd MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $520,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment

Agent Comments



6/2-4 Park Rd SURREY HILLS 3127 (REI)

2 1 1

Price: $640,000
Method: Private Sale
Date: 31/12/2024
Property Type: Unit

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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