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<br>Including suburb and postcode | 9 Kneale Drive, Box Hill North Vic 3129 |

## Indicative selling price

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

Range between $1,300,000 & $1,350,000

## Median sale price

Median price $1,405,000 Property Type House Suburb Box Hill North

Period - From 01/07/2025 to 30/09/2025 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 | 10 Eram Rd BOX HILL NORTH 3129 | $1,560,000 | 26/07/2025 |
| 2 | 123 Shannon St BOX HILL NORTH 3129 | $1,360,000 | 30/05/2025 |
| 3 | 22 Paul Av BOX HILL NORTH 3129 | $1,375,000 | 17/05/2025 |

**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: 11/11/2025 10:23

# 9 Kneale Drive, Box Hill North Vic 3129



5 3 2

**Property Type:** House (Res)
**Land Size:** 780 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,350,000
**Median House Price**
September quarter 2025: $1,405,000

## Comparable Properties



**10 Eram Rd BOX HILL NORTH 3129 (REI/VG)**

5 3 4

**Price:** $1,560,000
**Method:** Auction Sale
**Date:** 26/07/2025
**Property Type:** House (Res)
**Land Size:** 665 sqm approx

Agent Comments



**123 Shannon St BOX HILL NORTH 3129 (VG)**

4 2 1

**Price:** $1,360,000
**Method:** Sale
**Date:** 30/05/2025
**Property Type:** House (Res)
**Land Size:** 758 sqm approx

Agent Comments



**22 Paul Av BOX HILL NORTH 3129 (REI/VG)**

4 2 1

**Price:** $1,375,000
**Method:** Auction Sale
**Date:** 17/05/2025
**Property Type:** House
**Land Size:** 808 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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