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	37 Toogoods Rise, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,400,000 & $1,540,000

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	91 Box Hill Cr MONT ALBERT NORTH 3129	$1,568,000	03/09/2025
2	138 Dorking Rd BOX HILL NORTH 3129	$1,400,000	28/08/2025
3	7 Vista Ct BOX HILL NORTH 3129	$1,500,000	23/08/2025

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: 22/10/2025 14:41

37 Toogoods Rise, Box Hill North Vic 3129

JellisCraig

John Stack
9908 5700
0402 443 312
johnstack@jelliscraig.com.au



5 2 1

Rooms: 5
Property Type: House
Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
September quarter 2025: $1,405,000

Comparable Properties



91 Box Hill Cr MONT ALBERT NORTH 3129 (VG)

4 - -

Price: $1,568,000
Method: Sale
Date: 03/09/2025
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



138 Dorking Rd BOX HILL NORTH 3129 (REI)

5 2 2

Price: $1,400,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



7 Vista Ct BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,500,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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