

# 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

1/1129 Whitehorse Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$891,500 Property Type Townhouse Suburb Box Hill

Period - From 06/04/2023 to 05/04/2024 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 | 37 Kurrajong Way BLACKBURN NORTH 3130  | \$1,000,000 | 01/03/2024   |
| 2 | 3/102-106 Watts St BOX HILL NORTH 3129 | \$990,000   | 02/12/2023   |
| 3 | 3/53-55 Canterbury Rd BLACKBURN 3130   | \$908,000   | 02/01/2024   |

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: 06/04/2024 09:55



3    
 2    
 Garage + Car Space

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median Townhouse Price**  
 06/04/2023 - 05/04/2024: \$891,500

**Property Type:** Townhouse  
**Land Size:** 165 sqm approx

**Agent Comments**  
 - Built around 2012  
 - 4 on the block  
 - Body corp fees approx. \$1450PA

## Comparable Properties



**37 Kurrajong Way BLACKBURN NORTH 3130 (REI)**     Agent Comments

3    
 2    
 2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** Townhouse (Single)



**3/102-106 Watts St BOX HILL NORTH 3129 (REI)**     Agent Comments

3    
 2    
 2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Res)



**3/53-55 Canterbury Rd BLACKBURN 3130 (REI)**     Agent Comments

3    
 2    
 2

**Price:** \$908,000  
**Method:** Private Sale  
**Date:** 02/01/2024  
**Property Type:** Townhouse (Single)

Account - The One Real Estate (AU) | P: 03 7007 5707