

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

187 Dorking Road, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,350,000

&

\$1,485,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Box Hill North

Period - From

24/08/2025

to

23/08/2026

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	9 Ovens St BOX HILL NORTH 3129	\$1,550,000	17/06/2026
2	63 Dorking Rd BOX HILL NORTH 3129	\$1,300,000	18/05/2026
3	11 Packham St BOX HILL NORTH 3129	\$1,410,000	21/03/2026

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:

24/08/2026 11:07



 3  2  3

Property Type: House
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
24/08/2025 - 23/08/2026: \$1,365,000

Comparable Properties



9 Ovens St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,550,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: House (Res)
Land Size: 621 sqm approx



63 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  1  3

Price: \$1,300,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 711 sqm approx



11 Packham St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,410,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9874 3355