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	27 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

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

Period - From 01/07/2025 to 30/06/2026 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	27 Aspinall Rd BOX HILL NORTH 3129	$2,378,000	12/09/2026
2	17 Mccoll Rd MONT ALBERT NORTH 3129	$1,930,000	28/08/2026
3	112 Clyde St BOX HILL NORTH 3129	$1,935,000	13/06/2026

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: 22/09/2026 10:47

27 Woodhouse Grove, Box Hill North Vic 3129

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au

4 2 2

Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2026: $1,405,000

Comparable Properties

27 Aspinall Rd BOX HILL NORTH 3129 (REI)

5 4 2

Price: $2,378,000
Method: Private Sale
Date: 12/09/2026
Property Type: House
Land Size: 700 sqm approx

Agent Comments

17 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

5 2 2

Price: $1,930,000
Method: Sold Before Auction
Date: 28/08/2026
Property Type: House

Agent Comments

112 Clyde St BOX HILL NORTH 3129 (REI)

4 2 2

Price: $1,935,000
Method: Expression of Interest
Date: 13/06/2026
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata.com.au

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