

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

3/9 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

3/458 BELMORE ROAD MONT ALBERT NORTH VIC 3129	\$1,155,000	15-Mar-25
3/27 SHANNON STREET BOX HILL NORTH VIC 3129	\$1,180,000	15-Feb-25
2/485 ELGAR ROAD MONT ALBERT VIC 3127	\$1,160,000	05-Mar-25

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 6 months.

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**3/458 BELMORE ROAD MONT
ALBERT NORTH VIC 3129**

3 2 2

Sold Price **\$1,155,000** Sold Date **15-Mar-25**

Distance **0.49km**



**3/27 SHANNON STREET BOX HILL
NORTH VIC 3129**

3 3 2

Sold Price ^{RS} **\$1,180,000** Sold Date **15-Feb-25**

Distance **1.05km**



**2/485 ELGAR ROAD MONT
ALBERT VIC 3127**

3 2 2

Sold Price **\$1,160,000** Sold Date **05-Mar-25**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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