

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

845 Canterbury Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,660,500

Property Type House

Suburb Box Hill

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	957 Canterbury Rd BOX HILL 3128	\$925,000	03/06/2026
2	402 Elgar Rd BOX HILL 3128	\$1,100,000	01/05/2026
3	167 Station St BURWOOD 3125	\$1,095,000	27/03/2026

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:

14/08/2026 11:17



3
 1
 2

Property Type: House (Previously Occupied - Detached)
Land Size: 723 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2026: \$1,660,500

Comparable Properties



957 Canterbury Rd BOX HILL 3128 (REI/VG)

Agent Comments

3
 1
 2

Price: \$925,000
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 591 sqm approx



402 Elgar Rd BOX HILL 3128 (REI/VG)

Agent Comments

3
 3
 4

Price: \$1,100,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 484 sqm approx



167 Station St BURWOOD 3125 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,095,000
Method: Private Sale
Date: 27/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 588 sqm approx

Account - Marshall White | P: 03 9822 9999