

# 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

11 Kneale Drive, Box Hill North Vic 3129

### Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,329,000 Property Type House Suburb Box Hill North

Period - From 28/01/2024 to 27/01/2025 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	2/28 Melrose St MONT ALBERT NORTH 3129	\$1,480,000	09/11/2024
2	1/16 Loddon St BOX HILL NORTH 3129	\$1,570,000	26/09/2024
3	3/7 Frank St DONCASTER 3108	\$1,430,000	07/09/2024

**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:

28/01/2025 15:03



4   3   2

**Property Type:** Townhouse (Res)

**Land Size:** 330 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

28/01/2024 - 27/01/2025: \$1,329,000

## Comparable Properties



2/28 Melrose St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

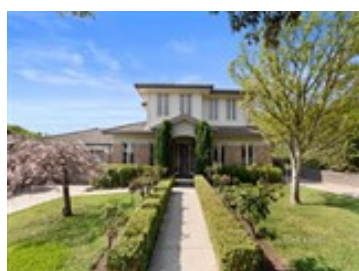
4   3   2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** Townhouse (Res)



1/16 Loddon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4   2   2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Townhouse (Res)



3/7 Frank St DONCASTER 3108 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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