

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

123 Shannon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,341,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2025

to

31/03/2025

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 Stanton St DONCASTER 3108	\$1,550,000	08/01/2025
2	34 Woodhouse Gr BOX HILL NORTH 3129	\$1,580,000	01/11/2024
3	75 Woodhouse Gr BOX HILL NORTH 3129	\$1,240,000	02/10/2024

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:

24/04/2025 15:55



3 2 1

Property Type: House
Land Size: 759 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2025: \$1,341,000

Comparable Properties



27 Stanton St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 08/01/2025
Property Type: House (Res)
Land Size: 738 sqm approx



34 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 756 sqm approx



75 Woodhouse Gr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 4

Price: \$1,240,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Barry Plant | P: 03 9842 8888