

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

1/143-145 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/5 CAMPASPE STREET BOX HILL NORTH VIC 3129	\$1,180,000	12-Apr-25
2/4 FORTUNE STREET BOX HILL NORTH VIC 3129	\$1,070,000	17-Jul-25
8/102-106 WATTS STREET BOX HILL NORTH VIC 3129	\$1,080,000	08-Apr-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.~~

This Statement of Information was prepared on: 11 September 2025


**3/5 CAMPASPE STREET BOX HILL
NORTH VIC 3129**

 4
  3
  2

Sold Price

\$1,180,000

Sold Date

12-Apr-25

Distance

0.69km

**2/4 FORTUNE STREET BOX HILL
NORTH VIC 3129**

 3
  3
  2

Sold Price

\$1,070,000

Sold Date

17-Jul-25

Distance

1.02km

**8/102-106 WATTS STREET BOX
HILL NORTH VIC 3129**

 3
  2
  1

Sold Price

\$1,080,000

Sold Date

08-Apr-25

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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