

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

155 Woodhouse Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2025

to

30/09/2025

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	2 Eva Cr BOX HILL NORTH 3129	\$1,152,000	06/09/2025
2	933 Station St BOX HILL NORTH 3129	\$1,180,000	15/07/2025
3	82 Katrina St BLACKBURN NORTH 3130	\$1,150,000	06/05/2025

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:

17/10/2025 10:41

155 Woodhouse Grove, Box Hill North Vic 3129

McGrath

Peter Dragic

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Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price

September quarter 2025: \$1,405,000



Property Type: House

Land Size: 628 sqm approx

Agent Comments

Comparable Properties



2 Eva Cr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,152,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)



933 Station St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size: 648 sqm approx



82 Katrina St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 06/05/2025

Property Type: House

Land Size: 590 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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