

# 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

9 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 \$1,400,000

&

\$1,450,000

### Median sale price

Median price \$1,416,000

Property Type House

Suburb Box Hill North

Period - From 01/04/2025

to

30/06/2025

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	10 Eram Rd BOX HILL NORTH 3129	\$1,560,000	26/07/2025
2	123 Shannon St BOX HILL NORTH 3129	\$1,360,000	30/05/2025
3	22 Paul Av BOX HILL NORTH 3129	\$1,375,000	17/05/2025

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:

25/09/2025 13:14



 5    3    2

**Property Type:** House  
**Land Size:** 780 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,400,000 - \$1,450,000  
**Median House Price**  
 June quarter 2025: \$1,416,000

## Comparable Properties



**10 Eram Rd BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 5    3    4

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 26/07/2025  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**123 Shannon St BOX HILL NORTH 3129 (VG)**

**Agent Comments**

 4    2    1

**Price:** \$1,360,000  
**Method:** Sale  
**Date:** 30/05/2025  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx



**22 Paul Av BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 4    2    1

**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House  
**Land Size:** 808 sqm approx

**Account - Barry Plant** | P: 03 9842 8888

