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

Range between	\$1,400,000	&	\$1,450,000
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Median sale price

Median price	\$1,416,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

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Price: \$1,560,000 **Method:** Auction Sale **Date:** 26/07/2025

Property Type: House (Res) Land Size: 665 sqm approx

Agent Comments



123 Shannon St BOX HILL NORTH 3129 (VG)

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Agent Comments

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)



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Agent Comments

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





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