

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

935 Canterbury Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,699,000

Property Type

House

Suburb

Box Hill

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	356 Middleborough Rd BLACKBURN 3130	\$1,020,000	06/09/2025
2	376 Station St BOX HILL SOUTH 3128	\$1,446,000	03/05/2025
3	27 Baldwin Rd BLACKBURN 3130	\$1,500,000	15/04/2025

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 14:25



 3  1  1

Property Type: House (Res)
Land Size: 867 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
June quarter 2025: \$1,699,000

Comparable Properties



356 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  -

Price: \$1,020,000
Method: Private Sale
Date: 06/09/2025
Property Type: House
Land Size: 752 sqm approx



376 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  1  3

Price: \$1,446,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House
Land Size: 920 sqm approx



27 Baldwin Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,500,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 881 sqm approx

Account - Barry Plant | P: 03 9874 3355