# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

\$1,125,000

## Property offered for sale

Address	22 Kingswood Rise, Box Hill South Vic 3128
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

#### Median sale price

Median price	\$1,060,000	Pro	perty Type	Towr	nhouse		Suburb	Box Hill South
Period - From	24/06/2024	to	23/06/2025		Sc	ource	Property	v Data

# Comparable property sales (\*Delete A or B below as applicable)

23 Kingswood Rise BOX HILL SOUTH 3128

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.

Add	dress of comparable property	Price	Date of sale	
1	3/14 Barkly St BOX HILL 3128	\$1,219,000	24/05/2025	
2	1a Keogh Ct BOX HILL SOUTH 3128	\$1,105,000	17/05/2025	

#### OR

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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:	24/06/2025 11:29



26/02/2025











Rooms: 8

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Townhouse Price 24/06/2024 - 23/06/2025: \$1,060,000

# Comparable Properties



3/14 Barkly St BOX HILL 3128 (REI)

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**Price:** \$1,219,000 **Method:** Auction Sale **Date:** 24/05/2025

Property Type: Townhouse (Res)

**Agent Comments** 



1a Keogh Ct BOX HILL SOUTH 3128 (REI)

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**Agent Comments** 

**Price:** \$1,105,000 **Method:** Auction Sale **Date:** 17/05/2025

Property Type: Townhouse (Single)



23 Kingswood Rise BOX HILL SOUTH 3128 (REI/VG)

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Price: \$1,125,000 Method: Private Sale Date: 26/02/2025

Property Type: Townhouse (Single)

**Agent Comments** 

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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