

# 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

22 Kingswood Rise, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,060,000

Property Type Townhouse

Suburb Box Hill South

Period - From 24/06/2024

to

23/06/2025

Source Property Data

### 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	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
3	23 Kingswood Rise BOX HILL SOUTH 3128	\$1,125,000	26/02/2025

**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:

24/06/2025 11:29



 4  2  2

**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)**

Agent Comments

 3  2  2

**Price:** \$1,219,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** Townhouse (Res)



**1a Keogh Ct BOX HILL SOUTH 3128 (REI)**

Agent Comments

 3  3  2

**Price:** \$1,105,000

**Method:** Auction Sale

**Date:** 17/05/2025

**Property Type:** Townhouse (Single)



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

Agent Comments

 3  2  2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 26/02/2025

**Property Type:** Townhouse (Single)

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