

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

40 Springfield Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Box Hill North

Period - From 12/08/2024

to

11/08/2025

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	14 Lawford St BOX HILL NORTH 3129	\$1,082,000	02/08/2025
2	66 Heathfield Rise BOX HILL NORTH 3129	\$1,085,000	02/07/2025
3	73 Woodhouse Gr BOX HILL NORTH 3129	\$1,260,000	14/06/2025

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:

12/08/2025 10:53

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4 1 1

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

12/08/2024 - 11/08/2025: \$1,360,000

Comparable Properties

14 Lawford St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,082,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 786 sqm approx



66 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,085,000
Method: Sold Before Auction
Date: 02/07/2025
Property Type: House (Res)
Land Size: 588 sqm approx



73 Woodhouse Gr BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,260,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Jellis Craig | P: (03) 9908 5700