

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

3/9 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/6 ARNOTT STREET MONT ALBERT NORTH VIC 3129	\$1,010,000	23-May-25
2/12 WIMMERA STREET BOX HILL NORTH VIC 3129	\$981,000	31-May-25
1/4 OVENS STREET BOX HILL NORTH VIC 3129	\$960,000	10-Mar-25

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 6 months.

This Statement of Information was prepared on: 10 June 2025

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1/6 ARNOTT STREET MONT ALBERT NORTH VIC 3129

3 1 2

Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **23-May-25**

Distance **0.68km**



2/12 WIMMERA STREET BOX HILL NORTH VIC 3129

2 2 1

Sold Price ^{RS} **\$981,000** Sold Date **31-May-25**

Distance **0.93km**



1/4 OVENS STREET BOX HILL NORTH VIC 3129

3 2 2

Sold Price **\$960,000** Sold Date **10-Mar-25**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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