

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

139A Dorking Road, Box Hill North Vic 3129
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Indicative selling price

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

Range between

\$1,500,000

 &

\$1,600,000

Median sale price

Median price

\$1,407,500

 Property Type

House

 Suburb

Box Hill North

Period - From

01/04/2025

 to

31/03/2026

 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	2 Bellara St DONCASTER 3108	\$1,470,000	17/04/2026
2	48 Salisbury Av BLACKBURN 3130	\$1,580,000	04/03/2026
3	5 Woorwarren La BLACKBURN 3130	\$1,620,000	02/03/2026

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:

07/05/2026 11:19



Property Type: House

Agent Comments

Comparable Properties



2 Bellara St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,470,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: House (Res)

Land Size: 313 sqm approx



48 Salisbury Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 431 sqm approx



5 Woorwarren La BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,620,000

Method: Private Sale

Date: 02/03/2026

Property Type: House