

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

74 Dorking Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,679,000

Property Type House

Suburb Box Hill

Period - From 01/04/2024

to 31/03/2025

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	41 Stott St BOX HILL SOUTH 3128	\$931,000	29/03/2025
2	28 Canterbury Rd BLACKBURN SOUTH 3130	\$975,000	02/04/2025
3			

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:

30/05/2025 14:43



Joo Ming (JM) Lim
03 9889 8800
0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2025: \$1,679,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties

41 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$931,000

Method:

Date: 29/03/2025

Property Type: House



28 Canterbury Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$975,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: House (Res)

Land Size: 599 sqm approx

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.