

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

43 KANGERONG ROAD BOX HILL VIC 3128

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

\$1,590,000

&

\$1,730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,000

Property type

House

Suburb

Box Hill

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

19 WAVELL STREET BOX HILL VIC 3128	\$1,645,000	08-Nov-25
1 DAVEY STREET BOX HILL VIC 3128	\$1,730,000	18-Nov-25
113 ALBION ROAD BOX HILL VIC 3128	\$1,728,000	11-Oct-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: 05 February 2026



19 WAVELL STREET BOX HILL VIC 3128

Sold Price

\$1,645,000

Sold Date

08-Nov-25

3

1

1

Distance

1.41km



1 DAVEY STREET BOX HILL VIC 3128

Sold Price

\$1,730,000

Sold Date

18-Nov-25

4

2

1

Distance

0.76km



113 ALBION ROAD BOX HILL VIC 3128

Sold Price

^{RS} **\$1,728,000**

Sold Date

11-Oct-25

3

1

1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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