

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

6/969-971 Canterbury Road, Box Hill Vic 3128

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$980,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

17/11/2024

to

16/11/2025

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	2/1140 Whitehorse Rd BOX HILL 3128	\$746,888	23/08/2025
2	3/10 Simpsons Rd BOX HILL 3128	\$896,000	22/03/2025
3	3/10 Houston Ct BOX HILL SOUTH 3128	\$830,000	06/03/2025

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:

17/11/2025 15:50



 3  1  1

Property Type: Townhouse

Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median Townhouse Price

17/11/2024 - 16/11/2025: \$980,000

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.

Comparable Properties



2/1140 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$746,888

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)



3/10 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$896,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



3/10 Houston Ct BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  2  1

Price: \$830,000

Method: Private Sale

Date: 06/03/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888