

# 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

13 Kangerong Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb Box Hill

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	110 Dorking Rd BOX HILL NORTH 3129	\$1,300,000	29/11/2025
2	1 Hannaslea St BOX HILL 3128	\$1,401,000	29/11/2025
3	16 Malvern Rd MONT ALBERT NORTH 3129	\$1,336,000	08/11/2025

**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: 16/04/2026 14:58

13 Kangerong Road, Box Hill Vic 3128

Stefan Cook  
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 3  2 

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000

**Median House Price**  
Year ending March 2026: \$1,700,000

## Comparable Properties



110 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 491 sqm approx

1 Hannaslea St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,401,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 405 sqm approx



16 Malvern Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,336,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 310 sqm approx

Account - Heavyside



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