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

Range between $1,150,000 & $1,200,000

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	11 Twyford St BOX HILL NORTH 3129	$1,200,000	09/05/2026
2	2/70 Albion Rd BOX HILL 3128	$1,230,000	24/04/2026
3	1/16 Medway St BOX HILL NORTH 3129	$1,126,000	14/03/2026

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: 10/06/2026 10:52

13 Kangerong Road, Box Hill Vic 3128

Stefan Cook
0423 858 058
stefan@heavyside.co



3 2 1

Property Type: House (Res)
Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
Year ending March 2026: $1,700,000

Comparable Properties



11 Twyford St BOX HILL NORTH 3129 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 09/05/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 160 sqm approx

Agent Comments



2/70 Albion Rd BOX HILL 3128 (REI)

3 2 2

Price: $1,230,000
Method: Sold Before Auction
Date: 24/04/2026
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments



1/16 Medway St BOX HILL NORTH 3129 (REI)

3 2 1

Price: $1,126,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments

Account - Heavyside

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