

# 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

6/39 Barkly Street, 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)

Single price

\$675,000

### Median sale price

Median price

546,000

Property Type

Unit

Suburb

Box Hill

Period - From

19/05/2024

to

18/11/2024

Source

pdol

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 205/ 5-7 Irving Av, Box Hill Vic	\$670,000	07/09/2024
2 4/ 2 Simpsons Rd, Box Hill Vic	\$683,500	12/10/2024
3 4/ 26 Simpsons Rd, Box Hill Vic	\$685,000	02/11/2024

This Statement of Information was prepared on:

19/11/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

6/39 Barkly Street, Box Hill, VIC 3128



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Property Type: FlatUnitApartmentTownhouse

Lisa Tsang

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Indicative Selling Price

-

Median House Price

Year ending November 2024: \$546,000

## Comparable Properties

205/ 5-7 Irving Av, Box Hill Vic

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Price: \$670,000

Method: Private Sale

Date: 07/09/2024

Property Type: Unit



4/ 2 Simpsons Rd, Box Hill Vic

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Price: \$683,500

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit



4/ 26 Simpsons Rd, Box Hill Vic

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Price: \$685,000

Method: Private Sale

Date: 02/11/2024

Property Type: Unit

Land Size: 168 sqm approx

Account - Woodards Blackburn | P: 9894 1000



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