

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

101/95 THAMES STREET 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 2025

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

103/95 THAMES STREET BOX HILL VIC 3128	\$478,000	17-Jun-25
204/95 THAMES STREET BOX HILL VIC 3128	\$495,000	10-Jan-25
205/95 THAMES STREET BOX HILL VIC 3128	\$485,000	24-Dec-24

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: 22 September 2025



103/95 THAMES STREET BOX HILL VIC 3128 Sold Price **\$478,000** Sold Date **17-Jun-25**

 2  1  1

Distance **0km**



204/95 THAMES STREET BOX HILL VIC 3128 Sold Price **\$495,000** Sold Date **10-Jan-25**

 2  1  1

Distance **0km**



205/95 THAMES STREET BOX HILL VIC 3128 Sold Price **\$485,000** Sold Date **24-Dec-24**

 2  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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