

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

104/1 ARCHIBALD 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

\$360,000

&

\$396,000

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

701/12 NELSON ROAD BOX HILL VIC 3128

\$383,000

31-Aug-25

10/53-59 BISHOP STREET BOX HILL VIC 3128

\$399,900

21-Jul-25

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: 12 September 2025

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**701/12 NELSON ROAD BOX HILL
VIC 3128**

1 1 1

Sold Price

^{RS}

\$383,000

Sold Date

31-Aug-25

Distance

0.18km



**10/53-59 BISHOP STREET BOX
HILL VIC 3128**

1 1 1

Sold Price

\$399,900

Sold Date

21-Jul-25

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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