

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

107/6 BRUCE 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

\$149,000

&

\$159,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2024

to

30 Nov 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

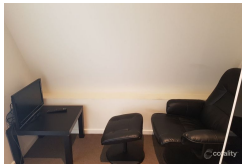
Date of sale

17/5 ARCHIBALD STREET BOX HILL VIC 3128	\$165,000	06-Jun-25
27/5 ARCHIBALD STREET BOX HILL VIC 3128	\$154,000	13-Jun-25
113/490 ELGAR ROAD BOX HILL VIC 3128	\$150,000	01-Sep-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: 19 December 2025



17/5 ARCHIBALD STREET BOX HILL VIC 3128

 1  1  -

Sold Price \$165,000 Sold Date 06-Jun-25

Distance **0.09km**



27/5 ARCHIBALD STREET BOX HILL VIC 3128

 1  1  1

Sold Price

\$154,000 Sold Date 13-Jun-25

Distance **0.09km**



113/490 ELGAR ROAD BOX HILL VIC 3128

 1  1  1

Sold Price

\$150,000 Sold Date 01-Sep-24

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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