

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

110/8 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

\$120,000

&

\$132,000

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

212/8 BRUCE STREET BOX HILL VIC 3128	\$120,000	03-Apr-25
107/6 BRUCE STREET BOX HILL VIC 3128	\$126,000	23-Jul-25
55/5 ARCHIBALD STREET BOX HILL VIC 3128	\$125,000	23-Jun-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



**212/8 BRUCE STREET BOX HILL
VIC 3128**

1 1 -

Sold Price **\$120,000** Sold Date **03-Apr-25**

Distance **0km**



**107/6 BRUCE STREET BOX HILL
VIC 3128**

1 1 1

Sold Price **\$126,000** Sold Date **23-Jul-25**

Distance **0.02km**



**55/5 ARCHIBALD STREET BOX
HILL VIC 3128**

1 1 1

Sold Price **\$125,000** Sold Date **23-Jun-25**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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