

# 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 14/14 Spring 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)

Price Range

\$120,000

&

\$130,000

### Median sale price

Median price

\$598,400

Property Type

Unit

Suburb

Box Hill (3128)

Period - From

01/05/2024

to

30/04/2025

Source

CoreLogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
41/5 ARCHIBALD STREET, BOX HILL VIC 3128	\$132,000	24/12/2024
316/1 WELLINGTON ROAD, BOX HILL VIC 3128	\$137,000	11/03/2025
315/6 JOHN STREET, BOX HILL VIC 3128	\$140,500	21/03/2025

This Statement of Information was prepared on: 31/05/2025