

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

2/21 Brougham Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$896,000

Property Type Townhouse

Suburb Box Hill

Period - From 09/10/2024

to

08/10/2025

Source Property Data

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 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
1	2/42 Birdwood St BOX HILL SOUTH 3128	\$1,252,500	04/10/2025
2	3/21 Brougham St BOX HILL 3128	\$1,150,000	13/09/2025
3			

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 six months.~~

This Statement of Information was prepared on:

09/10/2025 17:40

John Konidaris
03 9842 8000
0412 776 650

john.konidaris@harcourts.com.au

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median Townhouse Price

09/10/2024 - 08/10/2025: \$896,000



4 2 2

Property Type:

Agent Comments

Comparable Properties



2/42 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

Price: \$1,252,500

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)



3/21 Brougham St BOX HILL 3128 (REI)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

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 six months.