Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Oxford Street, Box Hill Vic 3128
C

Indicative selling price

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

Single price \$915,000

Median sale price

Median price	\$875,000	Pro	perty Type To	wnhouse		Suburb	Box Hill
Period - From	30/08/2024	to	29/08/2025	Sou	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/7 Court St BOX HILL 3128	\$980,000	07/08/2025
2	792a Station St BOX HILL NORTH 3129	\$910,000	31/05/2025
3	1/948 Canterbury Rd BOX HILL SOUTH 3128	\$950,000	10/05/2025

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:	30/08/2025 12:01



Date of sale











Indicative Selling Price \$915,000 **Median Townhouse Price** 30/08/2024 - 29/08/2025: \$875,000

Property Type: Townhouse

(Single)

Agent Comments

Built around 2001 Body corp fees approx.:\$2000 PA Council fees approx: \$1700 PA

Potential rental: around \$700 / week

Comparable Properties



4/7 Court St BOX HILL 3128 (REI)







Agent Comments

Price: \$980,000 Method: Private Sale Date: 07/08/2025

Property Type: Townhouse (Res)



792a Station St BOX HILL NORTH 3129 (REI/VG)







Agent Comments

Agent Comments

Price: \$910,000 Method: Private Sale Date: 31/05/2025

Property Type: Townhouse (Single) Land Size: 213 sqm approx



1/948 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)





Price: \$950,000 Method: Auction Sale Date: 10/05/2025

Property Type: Townhouse (Res) Land Size: 378 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707





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