

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

3/29 WELLINGTON ROAD 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

\$685,000

&

\$750,000

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

5/40 BARCELONA STREET BOX HILL VIC 3128	\$685,500	15-Nov-25
4/15-17 BASS STREET BOX HILL VIC 3128	\$715,000	28-Jun-25
1/1A SIMPSONS ROAD BOX HILL VIC 3128	\$780,000	29-Aug-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: 16 December 2025


5/40 BARCELONA STREET BOX HILL VIC 3128
 2  1  1

Sold Price

^{RS}
\$685,500

Sold Date

15-Nov-25

Distance

1.55km

4/15-17 BASS STREET BOX HILL VIC 3128
 2  1  1

Sold Price

\$715,000

Sold Date

28-Jun-25

Distance

1.44km

1/1A SIMPSONS ROAD BOX HILL VIC 3128
 2  1  1

Sold Price

\$780,000

Sold Date

29-Aug-25

Distance

1.47km
RS = Recent sale

UN = Undisclosed Sale

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