

## 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

302/21 Cambridge Street, Box Hill

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$738,000

**Median sale price**Median price 

\$883,000

Property type 

Unit

Suburb 

Box Hill

Period - From 

April 2025

to

June 2025

Source 

REIV

**Comparable property sales**

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. 3/27 Oxford Street, Box Hill	\$ 885,000	31/08/2025
2. 7/23-33 Cambridge Street, Box Hill	\$ 818,000	4/09/2025
3. 2/1140 Whitehorse Road, Box Hill	\$ 746,888	23/08/2025

This Statement of Information was prepared on: 

17/09/2025

## Comparable properties




**\$ 885,000**

3/27 Oxford Street, Box Hill, Victoria

DATE: 31/08/2025

PROPERTY TYPE: TOWNHOUSE

 3   
  2  
 2   
 sqm



**\$ 818,000**

7/23-33 Cambridge Street, Box Hill, Victoria

DATE: 4/09/2025

PROPERTY TYPE: TOWNHOUSE

 3   
  2  
 1   
 sqm



**\$ 746,888**

2/1140 Whitehorse Road, Box Hill, Victoria

DATE: 23/08/2025

PROPERTY TYPE: TOWNHOUSE

 3   
  1  
 1   
 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee