

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

309/8 BRUCE STREET 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

\$124,999

&

\$132,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

55/5 ARCHIBALD STREET BOX HILL VIC 3128	\$125,000	24-Jun-25
24/14 SPRING STREET BOX HILL VIC 3128	\$126,000	22-Feb-25
404/1 WELLINGTON ROAD BOX HILL VIC 3128	\$127,000	21-Jan-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: 02 July 2025



55/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

^{RS} **\$125,000** ^{UN}

Sold Date

24-Jun-25

Distance

0.1km



24/14 SPRING STREET BOX HILL VIC 3128

1 1 -

Sold Price

\$126,000

Sold Date

22-Feb-25

Distance

0.39km



404/1 WELLINGTON ROAD BOX HILL VIC 3128

1 1 -

Sold Price

\$127,000

Sold Date

21-Jan-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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