

## 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

35/5 ARCHIBALD STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$135,000

&

\$138,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

210/490 ELGAR ROAD BOX HILL VIC 3128	\$140,000	23-May-24
106/8 BRUCE STREET BOX HILL VIC 3128	\$135,000	20-Dec-24
9/5 ARCHIBALD STREET BOX HILL VIC 3128	\$135,000	11-Mar-24

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: 27 June 2025



**210/490 ELGAR ROAD BOX HILL  
VIC 3128**

1 1 -

Sold Price

**\$140,000**

Sold Date **23-May-24**

Distance

**0.65km**



**106/8 BRUCE STREET BOX HILL  
VIC 3128**

1 1 -

Sold Price

**\$135,000**

Sold Date **20-Dec-24**

Distance

**0.1km**



**9/5 ARCHIBALD STREET BOX HILL  
VIC 3128**

1 1 -

Sold Price

Sold Date

**11-Mar-24**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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