

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

4/76 FOCH STREET BOX HILL SOUTH 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Sep 2024

to

31 Aug 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

2/9 NEVILLE STREET BOX HILL SOUTH VIC 3128	\$1,108,000	02-Aug-25
4/36-38 HAMEL STREET BOX HILL SOUTH VIC 3128	\$1,023,000	31-May-25
2/18 CADORNA STREET BOX HILL SOUTH VIC 3128	\$985,000	05-Apr-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: 10 September 2025



2/9 NEVILLE STREET BOX HILL SOUTH VIC 3128

3 2 2

Sold Price

^{RS}

\$1,108,000

Sold Date

02-Aug-25

Distance

1.47km



4/36-38 HAMEL STREET BOX HILL SOUTH VIC 3128

3 2 2

Sold Price

\$1,023,000

Sold Date

31-May-25

Distance

1.2km



2/18 CADORNA STREET BOX HILL SOUTH VIC 3128

3 2 2

Sold Price

\$985,000

Sold Date

05-Apr-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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