

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

53/5 ARCHIBALD 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

\$120,000

&

\$132,000

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

55/5 ARCHIBALD STREET BOX HILL VIC 3128	\$125,000	24-Jun-25
29/5 ARCHIBALD STREET BOX HILL VIC 3128	\$120,000	26-Feb-25
212/8 BRUCE STREET BOX HILL VIC 3128	\$120,000	03-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: 30 June 2025



55/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

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

Sold Date 24-Jun-25

Distance 0km



29/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

\$120,000

Sold Date 26-Feb-25

Distance 0km



212/8 BRUCE STREET BOX HILL VIC 3128

1 1 -

Sold Price

Sold Date 03-Apr-25

Distance 0.1km

RS = Recent sale

UN = Undisclosed Sale

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