

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

55/5 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

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2024

to

28 Feb 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

29/5 ARCHIBALD STREET BOX HILL VIC 3128	-	06-Mar-25
41/5 ARCHIBALD STREET BOX HILL VIC 3128	\$132,000	24-Dec-24
50/5 ARCHIBALD STREET BOX HILL VIC 3128	\$110,000	02-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: 13 March 2025



29/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

RS - UN

Sold Date **06-Mar-25**

Distance **0km**



41/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

\$132,000

Sold Date **24-Dec-24**

Distance **0km**



50/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price

\$110,000

Sold Date **02-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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