Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8/74 Thames Street, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$330,000

Median sale price

Median price \$812,500) Pro	operty Type Ur	nit	Suburk	Box Hill North
Period - From 27/08/20)24 to	26/08/2025	So	urce Proper	ty Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	10/20 Ashted Rd BOX HILL 3128	\$262,500	01/07/2025
2	8/916-918 Canterbury Rd BOX HILL SOUTH 3128	\$305,000	20/03/2025
3	3/9-11 Kent Rd BOX HILL 3128	\$275,000	12/02/2025

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 six months.

This Statement of Information was prepared on:	27/08/2025 15:56



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$330,000 **Median Unit Price** 27/08/2024 - 26/08/2025: \$812,500

Comparable Properties



10/20 Ashted Rd BOX HILL 3128 (REI)

Price: \$262,500 Method: Private Sale Date: 01/07/2025

Property Type: Apartment

Agent Comments



8/916-918 Canterbury Rd BOX HILL SOUTH 3128 (REI)







Price: \$305,000 Method: Private Sale Date: 20/03/2025

Property Type: Apartment

Agent Comments



3/9-11 Kent Rd BOX HILL 3128 (REI)

Price: \$275,000 Method: Private Sale Date: 12/02/2025 Property Type: Unit



Agent Comments

Account - Barry Plant | P: 03 9874 3355





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.