

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

8/74 Thames Street, Box Hill North Vic 3129

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

Property Type

Unit

Suburb

Box Hill North

Period - From

27/08/2024

to

26/08/2025

Source

Property 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	Price	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



 1  1  2

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)

Agent Comments

 1  1  1

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



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

Agent Comments

 1  1  1

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



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

Agent Comments

 1  1  1

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

Account - Barry Plant | P: 03 9874 3355