

# 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

G04/95 Thames Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$498,000 & \$530,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2024 to 30/09/2025 Source REIV

### 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	107/2-4 Kent Rd BOX HILL 3128	\$520,000	21/08/2025
2	103/95 Thames St BOX HILL 3128	\$478,000	25/06/2025
3	204/95 Thames St BOX HILL 3128	\$490,000	11/02/2025

**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:

15/12/2025 19:11



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$498,000 - \$530,000  
**Median Unit Price**  
Year ending September 2025: \$500,000

## Comparable Properties



**107/2-4 Kent Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 21/08/2025  
**Property Type:** Unit

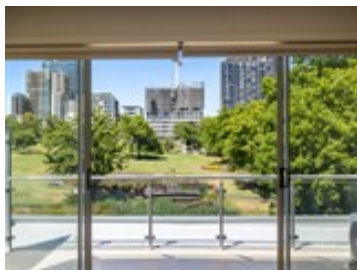


**103/95 Thames St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 25/06/2025  
**Property Type:** Apartment



**204/95 Thames St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** Apartment

Account - Harcourts Vermont South | P: 03 98861008



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