

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 214/1 Wellington Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$160,000 & \$172,000

Median sale price

Median price \$482,250 Property Type Unit Suburb Box Hill

Period - From 24/02/2025 to 23/02/2026 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	5/5 Archibald St BOX HILL 3128	\$159,000	11/02/2026
2	311/8 Bruce St BOX HILL 3128	\$151,000	12/11/2025
3	21/5 Archibald St BOX HILL 3128	\$170,000	15/10/2025

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: 24/02/2026 11:19

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Property Type: Unit
Agent Comments

Indicative Selling Price

\$160,000 - \$172,000

Median Unit Price

24/02/2025 - 23/02/2026: \$482,250

Comparable Properties



5/5 Archibald St BOX HILL 3128 (REI)

Agent Comments

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Price: \$159,000

Method: Private Sale

Date: 11/02/2026

Property Type: Apartment



311/8 Bruce St BOX HILL 3128 (VG)

Agent Comments

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Price: \$151,000

Method: Sale

Date: 12/11/2025

Property Type: Strata Unit/Flat



21/5 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

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Price: \$170,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



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