

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

11/3-5 John Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$285,000

&

\$310,000

Median sale price

Median price

\$571,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2025

to

31/12/2025

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 | 22/53-59 Bishop St BOX HILL 3128 | \$304,000 | 12/12/2025 |
| 2 | 4/21 Rose St BOX HILL 3128 | \$301,150 | 21/11/2025 |
| 3 | 11/9 Albion Rd BOX HILL 3128 | \$310,000 | 24/10/2025 |

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:

12/02/2026 11:11

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1 1 1

Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$285,000 - \$310,000
Median Unit Price
 December quarter 2025: \$571,000

Comparable Properties



22/53-59 Bishop St BOX HILL 3128 (REI)

Agent Comments

1 1 1

Price: \$304,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit



4/21 Rose St BOX HILL 3128 (REI/VG)

Agent Comments

1 1 1

Price: \$301,150
Method: Private Sale
Date: 21/11/2025
Property Type: Unit



11/9 Albion Rd BOX HILL 3128 (VG)

Agent Comments

1 - -

Price: \$310,000
Method: Sale
Date: 24/10/2025
Property Type: Strata Flat - Single OYO Flat

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



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