

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 5/8 Via Media, Box Hill Vic 3128

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$960,500 Property Type Townhouse Suburb Box Hill

Period - From 04/02/2025 to 03/02/2026 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	6/969-971 Canterbury Rd BOX HILL 3128	\$800,000	06/01/2026
2	3/2 Sweetland Rd BOX HILL 3128	\$870,000	18/12/2025
3	10/1 Via Media BOX HILL 3128	\$765,000	17/10/2025

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: 04/02/2026 14:41



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Townhouse Price

04/02/2025 - 03/02/2026: \$960,500

Comparable Properties



6/969-971 Canterbury Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$800,000

Method: Private Sale

Date: 06/01/2026

Property Type: Townhouse (Single)

Land Size: 189 sqm approx



3/2 Sweetland Rd BOX HILL 3128 (REI)

Agent Comments

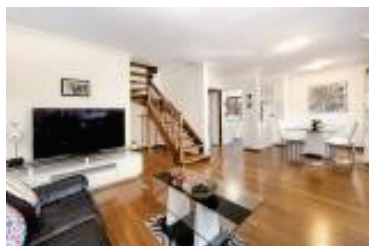
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Price: \$870,000

Method: Private Sale

Date: 18/12/2025

Property Type: Unit



10/1 Via Media BOX HILL 3128 (VG)

Agent Comments

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Price: \$765,000

Method: Sale

Date: 17/10/2025

Property Type: Flat/Unit/Apartment (Res)

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



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