

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

1104/2 BRUCE STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$534,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

Other

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

112/37-43 VICTORIA STREET DONCASTER VIC 3108	\$569,000	25-Aug-25
6/1 PAKENHAM STREET BLACKBURN VIC 3130	\$560,000	03-Jul-25
420 WHITEHORSE ROAD SURREY HILLS VIC 3127	\$545,000	29-Mar-24

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 6 months.

This Statement of Information was prepared on: 11 October 2025

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**112/37-43 VICTORIA STREET
DONCASTER VIC 3108**

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Sold Price ^{RS} **\$569,000** ^{UN} Sold Date **25-Aug-25**Distance **4.15km****6/1 PAKENHAM STREET
BLACKBURN VIC 3130**

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Sold Price ^{RS} **\$560,000** Sold Date **03-Jul-25**Distance **1.82km****420 WHITEHORSE ROAD SURREY
HILLS VIC 3127**

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Sold Price **\$545,000** Sold Date **29-Mar-24**Distance **2.9km**

RS = Recent sale

UN = Undisclosed Sale

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