

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

1/5 ARCHIBALD 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

or range
between

\$200,000

&

\$210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2024

to

31 Jul 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

10/5 ARCHIBALD STREET BOX HILL VIC 3128	\$135,000	28-Jun-25
27/5 ARCHIBALD STREET BOX HILL VIC 3128	\$154,000	13-Jun-25
29/5 ARCHIBALD STREET BOX HILL VIC 3128	\$120,000	26-Feb-25

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: 01 August 2025

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**10/5 ARCHIBALD STREET BOX
HILL VIC 3128**

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Sold Price

RS

\$135,000

Sold Date

28-Jun-25

Distance

0km**27/5 ARCHIBALD STREET BOX
HILL VIC 3128**

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Sold Price

\$154,000

Sold Date

13-Jun-25

Distance

0km**29/5 ARCHIBALD STREET BOX
HILL VIC 3128**

🛏️ 1 🚿 1 🚗 1

Sold Price

\$120,000

Sold Date

26-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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