

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 6/146 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$926,500 Property Type Unit Suburb Box Hill North

Period - From 01/07/2025 to 30/09/2025 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	1/362 Belmore Rd BALWYN 3103	\$770,000	08/11/2025
2	2/20-22 Albion Rd BOX HILL 3128	\$743,500	20/09/2025
3	2/770a Whitehorse Rd MONT ALBERT 3127	\$762,000	30/08/2025

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: 02/12/2025 14:44

Stephen Le Get

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Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

September quarter 2025: \$926,500



 2  1  1

Property Type: Townhouse

Agent Comments

Comparable Properties



1/362 Belmore Rd BALWYN 3103 (REI)

Agent Comments

 2  2  1

Price: \$770,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)



2/20-22 Albion Rd BOX HILL 3128 (REI)

Agent Comments

 2  2  2

Price: \$743,500

Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res)



2/770a Whitehorse Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$762,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

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



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