

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

3/16 Graham Place, Box Hill Vic 3128

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

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

Period - From 27/02/2025 to 26/02/2026 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	5/8 Via Media BOX HILL 3128	\$835,000	26/02/2026
2	1B/479 Middleborough Rd BOX HILL NORTH 3129	\$853,888	16/12/2025
3	3/68 Springfield Rd BOX HILL NORTH 3129	\$890,000	25/10/2025

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:

27/02/2026 10:39



3 2 2

Property Type: Townhouse (Single)
Land Size: 193 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$830,000 - \$900,000
Median Townhouse Price
27/02/2025 - 26/02/2026: \$960,500

Comparable Properties



5/8 Via Media BOX HILL 3128 (REI)

[Agent Comments](#)

3 1 2

Price: \$835,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Townhouse (Single)



1B/479 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$853,888
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 180 sqm approx



3/68 Springfield Rd BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$890,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800