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	G04/95 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between $498,000 & $530,000

Median sale price

Median price $500,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2024 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	107/2-4 Kent Rd BOX HILL 3128	$520,000	21/08/2025
2	103/95 Thames St BOX HILL 3128	$478,000	25/06/2025
3	204/95 Thames St BOX HILL 3128	$490,000	11/02/2025

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: 15/12/2025 19:11

Harcourts

Property Type:
Agent Comments

Indicative Selling Price
$498,000 - $530,000
Median Unit Price
Year ending September 2025: $500,000

Comparable Properties



107/2-4 Kent Rd BOX HILL 3128 (REI)

2 | 2 | 1

Price: $520,000
Method: Private Sale
Date: 21/08/2025
Property Type: Unit

Agent Comments



103/95 Thames St BOX HILL 3128 (REI/VG)

2 | 1 | 1

Price: $478,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

Agent Comments



204/95 Thames St BOX HILL 3128 (REI)

2 | 1 | 1

Price: $490,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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