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	2/36 Bishop Street, Box Hill Vic 3128

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $588,000 Property Type Unit Suburb Box Hill

Period - From 10/12/2023 to 09/12/2024 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	4/15-17 Laburnum St BLACKBURN 3130	$766,000	14/11/2024
2	6/20 Albion Rd BOX HILL 3128	$649,888	18/10/2024
3	4/20-22 Albion Rd BOX HILL 3128	$635,000	05/10/2024

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: 10/12/2024 13:32

2/36 Bishop Street, Box Hill Vic 3128

Christine Bafas
9908 5700
0427 835 610
christinebafas@jelliscraig.com.au



2 1 2

Property Type: Townhouse (Single)
Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
10/12/2023 - 09/12/2024: $588,000

Comparable Properties



4/15-17 Laburnum St BLACKBURN 3130 (REI)

2 1 2

Price: $766,000
Method: Sold Before Auction
Date: 14/11/2024
Property Type: Townhouse (Res)

Agent Comments



6/20 Albion Rd BOX HILL 3128 (REI/VG)

2 1 1

Price: $649,888
Method: Private Sale
Date: 18/10/2024
Property Type: Townhouse (Single)

Agent Comments



4/20-22 Albion Rd BOX HILL 3128 (REI)

2 1 1

Price: $635,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

Agent Comments

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

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