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	12 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $1,725,000 Property Type House Suburb Box Hill

Period - From 01/01/2025 to 31/03/2025 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	13 Victoria St BOX HILL 3128	$1,800,000	26/02/2025
2	14 Walsham Rd BLACKBURN 3130	$1,815,000	24/02/2025
3	30 Edinburgh Rd BLACKBURN SOUTH 3130	$1,760,000	22/02/2025

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: 07/04/2025 10:47

12 Barcelona Street, Box Hill Vic 3128

Brian Pan
8849 8088
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5 2 3

Property Type: House
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
March quarter 2025: $1,725,000

Comparable Properties



13 Victoria St BOX HILL 3128 (REI)

4 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



14 Walsham Rd BLACKBURN 3130 (REI)

5 3 2

Price: $1,815,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 822 sqm approx

Agent Comments



30 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,760,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 598 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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