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	2/22 Bass Street, Box Hill Vic 3128

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $810,500 Property Type Townhouse Suburb Box Hill

Period - From 22/07/2024 to 21/07/2025 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	803/999 Whitehorse Rd BOX HILL 3128	$800,200	04/06/2025
2	3/10 Simpsons Rd BOX HILL 3128	$896,000	22/03/2025
3	55/781 Whitehorse Rd MONT ALBERT 3127	$816,000	23/02/2025

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: 22/07/2025 12:51

2/22 Bass Street, Box Hill Vic 3128

JellisCraig



3 2 1

Rooms: 5
Property Type: Townhouse

Indicative Selling Price
$800,000 - $850,000
Median Townhouse Price
22/07/2024 - 21/07/2025: $810,500

Comparable Properties



803/999 Whitehorse Rd BOX HILL 3128 (REI)

3 2 1

Price: $800,200
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment
Land Size: 125 sqm approx

Agent Comments



3/10 Simpsons Rd BOX HILL 3128 (REI)

3 2 1

Price: $896,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments



55/781 Whitehorse Rd MONT ALBERT 3127 (REI)

3 2 2

Price: $816,000
Method: Private Sale
Date: 23/02/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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