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	2/21 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $559,900 Property Type Unit Suburb Box Hill

Period - From 01/07/2024 to 30/06/2025 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	3/27 Albion Rd BOX HILL 3128	$560,000	18/07/2025
2	2/15 Poplar St BOX HILL 3128	$626,000	08/07/2025
3	2/42 Barcelona St BOX HILL 3128	$675,000	14/06/2025

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: 03/09/2025 08:59

2/21 Barcelona Street, Box Hill Vic 3128

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
Year ending June 2025: $559,900

Comparable Properties



3/27 Albion Rd BOX HILL 3128 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 18/07/2025
Property Type: Unit

Agent Comments



2/15 Poplar St BOX HILL 3128 (REI/VG)

2 1 1

Price: $626,000
Method: Private Sale
Date: 08/07/2025
Property Type: Unit

Agent Comments



2/42 Barcelona St BOX HILL 3128 (REI)

2 1 1

Price: $675,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 131 sqm approx

Agent Comments

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