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	4 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $1,707,500 Property Type House 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	1 Davey St BOX HILL 3128	$1,730,000	18/11/2025
2	113 Albion Rd BOX HILL 3128	$1,728,000	11/10/2025
3	17 Wavell St BOX HILL 3128	$1,661,000	12/07/2025

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: 06/12/2025 14:57

4 Barcelona Street, Box Hill Vic 3128

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
Year ending September 2025: $1,707,500

Comparable Properties



1 Davey St BOX HILL 3128 (REI)

4 2 1

Price: $1,730,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 873 sqm approx

Agent Comments



113 Albion Rd BOX HILL 3128 (REI)

3 1 1

Price: $1,728,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 1066 sqm approx

Agent Comments



17 Wavell St BOX HILL 3128 (REI/VG)

4 2 2

Price: $1,661,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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