

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

2/39-41 Victoria Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$517,500 Property Type Unit Suburb Box Hill

Period - From 08/05/2025 to 07/05/2026 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	3/105 Albion Rd BOX HILL 3128	\$750,000	21/03/2026
2	3/22 Hill St BOX HILL SOUTH 3128	\$790,000	21/03/2026
3	2/25 Wellington Rd BOX HILL 3128	\$810,000	09/02/2026

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:

08/05/2026 15:21



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
08/05/2025 - 07/05/2026: \$517,500

Comparable Properties



3/105 Albion Rd BOX HILL 3128 (REI)

[Agent Comments](#)

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Price: \$750,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit



3/22 Hill St BOX HILL SOUTH 3128 (REI)

[Agent Comments](#)

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Price: \$790,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit



2/25 Wellington Rd BOX HILL 3128 (REI/VG)

[Agent Comments](#)

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Price: \$810,000
Method: Private Sale
Date: 09/02/2026
Property Type: Unit
Land Size: 139 sqm approx

Account - Barry Plant | P: 03 9874 3355