

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

3/27 Oxford Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$835,000 Property Type Townhouse Suburb Box Hill

Period - From 30/07/2024 to 29/07/2025 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	1/948 Canterbury Rd BOX HILL SOUTH 3128	\$950,000	10/05/2025
2	3/10 Simpsons Rd BOX HILL 3128	\$896,000	22/03/2025
3	4/19 Cambridge St BOX HILL 3128	\$883,000	16/02/2025

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:

30/07/2025 14:52



 3
  2
  2

Property Type: Townhouse (Res)

Land Size: 100 sqm approx

Agent Comments

Built around 2001 Body corp fees approx.: \$2000 PA Council fees approx: \$1700 PA

Potential rental: around \$700 / week

Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

30/07/2024 - 29/07/2025: \$835,000

Comparable Properties



1/948 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$950,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Townhouse (Res)

Land Size: 378 sqm approx



3/10 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

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  2
  1

Price: \$896,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



4/19 Cambridge St BOX HILL 3128 (REI/VG)

Agent Comments

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  2
  2

Price: \$883,000

Method: Private Sale

Date: 16/02/2025

Property Type: Apartment