

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

4/87 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$880,000

Property Type Townhouse

Suburb Box Hill

Period - From 28/09/2024

to

27/09/2025

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	2/20-22 Albion Rd BOX HILL 3128	\$743,500	20/09/2025
2	2/1140 Whitehorse Rd BOX HILL 3128	\$746,888	23/08/2025
3	7/102 Thames St BOX HILL NORTH 3129	\$760,000	07/06/2025

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:

28/09/2025 09:43



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  3
  1

Property Type:

Townhouse/Terrace

Agent Comments

Built around 2015, council rate approx. \$1722 PA. Body corp fees \$2242 PA. 7 On the block.

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

28/09/2024 - 27/09/2025: \$880,000

Comparable Properties

**2/20-22 Albion Rd BOX HILL 3128 (REI)****Agent Comments**

 2
  2
  2

Price: \$743,500**Method:** Auction Sale**Date:** 20/09/2025**Property Type:** Townhouse (Res)**2/1140 Whitehorse Rd BOX HILL 3128 (REI)****Agent Comments**

 3
  1
  2

Price: \$746,888**Method:** Auction Sale**Date:** 23/08/2025**Property Type:** Townhouse (Res)**7/102 Thames St BOX HILL NORTH 3129 (VG)****Agent Comments**

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Price: \$760,000**Method:** Sale**Date:** 07/06/2025**Property Type:** Townhouse (Single)