

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 (*Delete single price or range as applicable)

Single Price

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

7/102 THAMES STREET BOX HILL NORTH VIC 3129	\$760,000	07-Jun-25
2/20-22 ALBION ROAD BOX HILL VIC 3128	\$742,500	20-Sep-25
2/1140 WHITEHORSE ROAD BOX HILL VIC 3128	\$746,888	23-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 25 October 2025


**7/102 THAMES STREET BOX HILL
NORTH VIC 3129**

Sold Price

\$760,000

Sold Date

07-Jun-25

3

2

1

Distance

0.09km

**2/20-22 ALBION ROAD BOX HILL
VIC 3128**

Sold Price

^{RS} **\$742,500**

Sold Date

20-Sep-25

2

2

1

Distance

1.27km

**2/1140 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price

^{RS} **\$746,888**

Sold Date

23-Aug-25

3

1

1

Distance

1.32km

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

RS = Recent sale

UN = Undisclosed Sale

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