

# 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

**5 / 5 Archibald Street, Box Hill VIC 3128**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$159,000

or range between \$

\$

### Median sale price

Median price \$218,000

Property type *Apartment*

Suburb Box Hill VIC 3128

Period - From 01 Jan 2025

to

31 Dec  
2025

Source REA

### 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
33/5 Archibald Street, Box Hill, Vic 3128	\$152,000	08 Jan 2026
21/5 Archibald Street, Box Hill, Vic 3128	\$170,000	15 Oct 2025
311/8 Bruce Street, Box Hill, Vic 3128	\$151,000	12 Nov 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: 14/01/2026 9:00