

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 (*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**