

## 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

2/1 Howard Street, Box Hill Vic 3128

#### Indicative selling price

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

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$960,500 Property Type Townhouse Suburb Box Hill

Period - From 04/02/2025 to 03/02/2026 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	6/969-971 Canterbury Rd BOX HILL 3128	\$800,000	06/01/2026
2	1B/479 Middleborough Rd BOX HILL NORTH 3129	\$853,888	16/12/2025
3	3/27 Oxford St BOX HILL 3128	\$885,000	31/08/2025

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:

04/02/2026 08:42



3 1.5 2

**Property Type:** Townhouse  
**Land Size:** 214 sqm approx

**Agent Comments**

Built around 1970. No body corp. • 3 bedrooms + a versatile multi-function room. Box Hill High School Zone

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Townhouse Price**

04/02/2025 - 03/02/2026: \$960,500

## Comparable Properties



**6/969-971 Canterbury Rd BOX HILL 3128 (REI)**

3 1 1

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 189 sqm approx

**Agent Comments**



**1B/479 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)**

3 2 2

**Price:** \$853,888  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 180 sqm approx

**Agent Comments**



**3/27 Oxford St BOX HILL 3128 (REI/VG)**

3 2 2

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 31/08/2025  
**Property Type:** Townhouse (Res)

**Agent Comments**

**Account - The One Real Estate (AU) | P: 03 7007 5707**