

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

Single price \$850,000

Median sale price

Median price \$955,000

Property Type Townhouse

Suburb Box Hill

Period - From 28/02/2025

to 27/02/2026

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	5/8 Via Media BOX HILL 3128	\$835,000	26/02/2026
2	6/969-971 Canterbury Rd BOX HILL 3128	\$800,000	06/01/2026
3	1B/479 Middleborough Rd BOX HILL NORTH 3129	\$853,888	16/12/2025

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:

28/02/2026 12:00



 3
  1
  2

Property Type: Townhouse (Single)

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

\$850,000

Median Townhouse Price

28/02/2025 - 27/02/2026: \$955,000

Comparable Properties



5/8 Via Media BOX HILL 3128 (REI)

Agent Comments

 3
  1
  2

Price: \$835,000

Method: Private Sale

Date: 26/02/2026

Property Type: Townhouse (Single)



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

Agent Comments

 3
  1
  1

Price: \$800,000

Method: Private Sale

Date: 06/01/2026

Property Type: Townhouse (Single)

Land Size: 189 sqm approx



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

Agent Comments

 3
  2
  2

Price: \$853,888

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 180 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.