

48Statement 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 **47 / 5 Archibald Street, Box Hill 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 **\$160,000**

~~or range between~~

Median sale price

Median price **\$295,000**

Property type **apartment**

Suburb **Box Hill 3128**

Period - From **1 April 2025**

to

**31 March
2026**

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
22/5 Archibald Street, Box Hill, Vic 3128	\$160,000	24 Mar 2026
214/1 Wellington Road, Box Hill, Vic 3128	\$163,600	18 Mar 2026
5/5 Archibald Street, Box Hill, Vic 3128	\$159,000	11 Feb 2026

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: **22/4/2026 16:30**