

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

6/140 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,341,000 Property Type House Suburb Box Hill North

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	34 Milne Rd MONT ALBERT NORTH 3129	\$825,000	02/06/2025
2	2/433 Middleborough Rd BOX HILL 3128	\$747,000	06/05/2025
3	3/29 Mersey St BOX HILL NORTH 3129	\$805,000	12/04/2025

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:

10/06/2025 11:12



 2  2  1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
March quarter 2025: \$1,341,000

Comparable Properties



34 Milne Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$825,000
Method: Private Sale
Date: 02/06/2025
Property Type: Townhouse (Single)



2/433 Middleborough Rd BOX HILL 3128 (REI)

Agent Comments

 2  1  2

Price: \$747,000
Method: Auction Sale
Date: 06/05/2025
Property Type: Unit
Land Size: 227 sqm approx



3/29 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$805,000
Method: Private Sale
Date: 12/04/2025
Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700