Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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 betweer	ו \$800,000		&		\$850,000			
Median sale price								
Median price	\$1,341,000	Pro	operty Type	Hou	se		Suburb	Box Hill North
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	Address of comparable property		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









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) 1 1 1 1 Price: \$825,000 Method: Private Sale Date: 02/06/2025 Property Type: Townhouse (Single)	Agent Comments
2/433 Middleborough Rd BOX HILL 3128 (REI) 2 1 2 2 Price: \$747,000 Method: Auction Sale Date: 06/05/2025 Property Type: Unit Land Size: 227 sqm approx	Agent Comments
3/29 Mersey St BOX HILL NORTH 3129 (REI) 2 1 2 1 1 Price: \$805,000 Method: Private Sale Date: 12/04/2025 Property Type: Unit	Agent Comments

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



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