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	8/91 THAMES STREET BOX HILL VIC 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	$400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Box Hill
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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 6 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
G04/95 THAMES STREET BOX HILL VIC 3128	$490,000	28-Jan-26
207/23 IRVING AVENUE BOX HILL VIC 3128	$490,000	19-Dec-25
206/19 IRVING AVENUE BOX HILL VIC 3128	$430,000	24-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 06 April 2026

Property Reports
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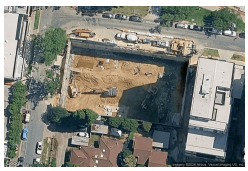
G04/95 THAMES STREET BOX HILL VIC 3128

2 1 1

Sold Price **$490,000** Sold Date **28-Jan-26**

Distance **0.04km**

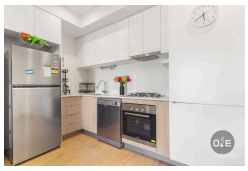


207/23 IRVING AVENUE BOX HILL VIC 3128

1 1 -

Sold Price Sold Date **19-Dec-25**

Distance **0.26km**



206/19 IRVING AVENUE BOX HILL VIC 3128

2 1 1

Sold Price RS **$430,000** Sold Date **24-Feb-26**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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