

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

\$390,000

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



G04/95 THAMES STREET BOX HILL VIC 3128 Sold Price **\$490,000** Sold Date **28-Jan-26**

 2
  1
  1

Distance **0.04km**



207/23 IRVING AVENUE BOX HILL VIC 3128 Sold Price Sold Date **19-Dec-25**

 1
  1
  -

Distance **0.26km**



206/19 IRVING AVENUE BOX HILL VIC 3128 Sold Price ^{RS} **\$430,000** Sold Date **24-Feb-26**

 2
  1
  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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