

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

11/11 Bishop Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Box Hill

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	8/916-918 Canterbury Rd BOX HILL SOUTH 3128	\$305,000	20/03/2025
2	10/14-16 James St BOX HILL 3128	\$310,000	13/03/2025
3	6/1 Bishop St BOX HILL 3128	\$360,000	11/03/2025

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:

25/06/2025 18:37

11/11 Bishop Street, Box Hill Vic 3128



Karen Chung
03 9810 5000
0488 618 816

KarenChung@jellisrcraig.com.au

Indicative Selling Price

\$335,000

Median Unit Price

March quarter 2025: \$485,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/916-918 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 20/03/2025

Property Type: Apartment



10/14-16 James St BOX HILL 3128 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 13/03/2025

Property Type: Apartment



6/1 Bishop St BOX HILL 3128 (VG)

Agent Comments

1 - -

Price: \$360,000

Method: Sale

Date: 11/03/2025

Property Type: Strata Flat - Single OYO Flat

Account - Jellis Craig | P: 98305966



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