

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

Single price

\$669,000

Median sale price

Median price

\$1,060,000

Property Type

Townhouse

Suburb

Box Hill North

Period - From

06/08/2024

to

05/08/2025

Source

Property Data

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	2/42 Barcelona St BOX HILL 3128	\$675,000	14/06/2025
2	4/65-67 Albion Rd BOX HILL 3128	\$665,000	31/05/2025
3	1/55 Bank St BOX HILL 3128	\$675,000	04/03/2025

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:

06/08/2025 10:53



2 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$669,000
Median Townhouse Price
06/08/2024 - 05/08/2025: \$1,060,000

Comparable Properties



2/42 Barcelona St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 131 sqm approx



4/65-67 Albion Rd BOX HILL 3128 (REI)

Agent Comments

2 1 2

Price: \$665,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



1/55 Bank St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$675,000
Method: Sale
Date: 04/03/2025
Property Type: Flat/Unit/Apartment (Res)