

# 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

20/56-60 Bishop Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$370,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2024 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	17/53 Bishop St BOX HILL 3128	\$359,000	04/04/2025
2	11/53 Bishop St BOX HILL 3128	\$350,000	04/04/2025
3	22/56 Bishop St BOX HILL 3128	\$378,000	27/02/2025

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:

07/07/2025 10:02



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$340,000 - \$370,000  
Median Unit Price  
Year ending March 2025: \$560,000

## Comparable Properties

17/53 Bishop St BOX HILL 3128 (VG)

Agent Comments

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Price: \$359,000  
Method: Sale  
Date: 04/04/2025  
Property Type: Strata Flat - Single OYO Flat

11/53 Bishop St BOX HILL 3128 (VG)

Agent Comments

2   -   -

Price: \$350,000  
Method: Sale  
Date: 04/04/2025  
Property Type: Strata Flat - Single OYO Flat

22/56 Bishop St BOX HILL 3128 (VG)

Agent Comments

2   -   -

Price: \$378,000  
Method: Sale  
Date: 27/02/2025  
Property Type: Strata Flat - Single OYO Flat

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