

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

2/21 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$559,900

Property Type Unit

Suburb Box Hill

Period - From 01/07/2024

to

30/06/2025

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	2/15 Poplar St BOX HILL 3128	\$626,000	08/07/2025
2	2/42 Barcelona St BOX HILL 3128	\$675,000	14/06/2025
3	1/2 Arcadia St BOX HILL SOUTH 3128	\$621,053	26/05/2025

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:

14/07/2025 13:15

2/21 Barcelona Street, Box Hill Vic 3128



Stephen Le Get

9908 5700

0438 558 870

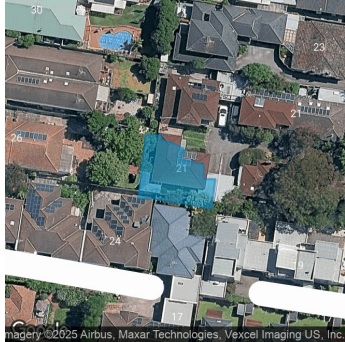
stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2025: \$559,900



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/15 Poplar St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$626,000

Method: Private Sale

Date: 08/07/2025

Property Type: Unit



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



1/2 Arcadia St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$621,053

Method: Private Sale

Date: 26/05/2025

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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