

## 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

104/1 ARCHIBALD STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 2025

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

701/12 NELSON ROAD BOX HILL VIC 3128

\$383,000

31-Aug-25

10/53-59 BISHOP STREET BOX HILL VIC 3128

\$399,900

21-Jul-25

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: 12 September 2025

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**701/12 NELSON ROAD BOX HILL  
VIC 3128**

1 1 1

Sold Price

<sup>RS</sup>

**\$383,000**

Sold Date

**31-Aug-25**

Distance

**0.18km**



**10/53-59 BISHOP STREET BOX  
HILL VIC 3128**

1 1 1

Sold Price

**\$399,900**

Sold Date

**21-Jul-25**

Distance

**1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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