

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

2/140 THAMES STREET BOX HILL NORTH VIC 3129

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Aug 2025

to

31 Jul 2026

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

2/142-144 THAMES STREET BOX HILL NORTH VIC 3129	\$660,000	03-Aug-26
5/81 SEVERN STREET BOX HILL NORTH VIC 3129	\$638,000	17-Jul-26
1/40 THAMES STREET BOX HILL NORTH VIC 3129	\$600,000	13-Aug-26

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: 26 August 2026

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2/142-144 THAMES STREET BOX HILL NORTH VIC 3129

 3  2  1

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **03-Aug-26**

Distance **0.03km**



5/81 SEVERN STREET BOX HILL NORTH VIC 3129

 2  1  1

Sold Price **\$638,000** Sold Date **17-Jul-26**

Distance **0.39km**



1/40 THAMES STREET BOX HILL NORTH VIC 3129

 2  1  1

Sold Price **\$600,000** Sold Date **13-Aug-26**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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