

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

18 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Box Hill

Period - From

01/04/2025

to

31/03/2026

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	7 Amery Av BLACKBURN 3130	\$1,455,000	16/05/2026
2	132 Nelson Rd BOX HILL NORTH 3129	\$1,550,000	24/03/2026
3	29 William St BOX HILL 3128	\$1,488,000	28/02/2026

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:

22/06/2026 09:31

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4 1 2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending March 2026: \$1,700,000

Comparable Properties



7 Amery Av BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$1,455,000
Method: Auction Sale
Date: 16/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 763 sqm approx



132 Nelson Rd BOX HILL NORTH 3129 (VG)

Agent Comments

4 - -

Price: \$1,550,000
Method: Sale
Date: 24/03/2026
Property Type: House (Res)
Land Size: 758 sqm approx



29 William St BOX HILL 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,488,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 896 sqm approx

Account - Jellis Craig | P: 03 88498088