

## 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

9/25-29 BROUGHAM 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2025

to

31 Mar 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

10/28-36 JAMES STREET BOX HILL VIC 3128	\$710,000	13-Dec-25
3/43 THAMES STREET BOX HILL VIC 3128	\$720,000	18-Nov-25
2/36 TYNE STREET BOX HILL NORTH VIC 3129	\$690,000	13-Dec-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: 20 April 2026



**10/28-36 JAMES STREET BOX HILL VIC 3128** Sold Price **\$710,000** Sold Date **13-Dec-25**

 2  1  1

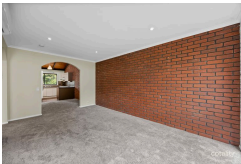
Distance **0.31km**



**3/43 THAMES STREET BOX HILL VIC 3128** Sold Price **\$720,000** Sold Date **18-Nov-25**

 2  1  1

Distance **1.25km**



**2/36 TYNE STREET BOX HILL NORTH VIC 3129** Sold Price **\$690,000** Sold Date **13-Dec-25**

 2  1  1

Distance **1.57km**

RS = Recent sale      UN = Undisclosed Sale

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