

## 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

8 WILLIAM 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

\$2,200,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,700,000

Property type

House

Suburb

Box Hill

Period-from

28 Aug 2025

to

28 Feb 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

1 PARKSIDE AVENUE BOX HILL VIC 3128	\$2,028,000	23-Sep-25
94 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$2,200,000	23-Oct-25
4 ALEXANDER STREET BOX HILL VIC 3128	\$2,475,000	28-Nov-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: 28 February 2026