

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 (*Delete single price or range as applicable)

Single Price

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2025

to

31 May 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

7/28-36 JAMES STREET BOX HILL VIC 3128	\$680,000	16-May-26
7/30 WELLINGTON ROAD BOX HILL VIC 3128	\$683,800	28-Oct-25
1/55 BANK STREET BOX HILL VIC 3128	\$675,000	04-Mar-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: 10 June 2026



7/28-36 JAMES STREET BOX HILL VIC 3128

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **16-May-26**

 2  1  1

Distance **0.31km**



7/30 WELLINGTON ROAD BOX HILL VIC 3128

Sold Price **\$683,800** Sold Date **28-Oct-25**

 2  1  1

Distance **0.81km**



1/55 BANK STREET BOX HILL VIC 3128

Sold Price **\$675,000** Sold Date **04-Mar-25**

 2  1  2

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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