

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

107/8 BRUCE 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

or range
between

\$130,000

&

\$140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2025

to

30 Apr 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

203/8 BRUCE STREET BOX HILL VIC 3128	\$132,000	27-Nov-25
303/6 JOHN STREET BOX HILL VIC 3128	\$138,000	11-Apr-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: 15 May 2026



**203/8 BRUCE STREET BOX HILL
VIC 3128**

Sold Price

\$132,000

Sold Date

27-Nov-25

 1  1  -

Distance

0km



**303/6 JOHN STREET BOX HILL VIC
3128**

Sold Price

\$138,000

Sold Date

11-Apr-26

 1  1  -

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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