

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

106/95 Thames Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$475,000

&

\$495,000

Median sale price

Median price \$980,000

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2025

to 31/12/2025

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	101/95 Thames St BOX HILL 3128	\$488,000	05/01/2026
2	2/7 Glenmore St BOX HILL 3128	\$482,500	04/12/2025
3	10/32 Ashted Rd BOX HILL 3128	\$477,000	10/11/2025

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:

17/03/2026 11:21



Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$495,000
Median Unit Price
December quarter 2025: \$980,000

Comparable Properties



101/95 Thames St BOX HILL 3128 (REI/VG) Agent Comments

2 1 1

Price: \$488,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment



2/7 Glenmore St BOX HILL 3128 (REI/VG) Agent Comments

2 1 1

Price: \$482,500
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



10/32 Ashted Rd BOX HILL 3128 (REI/VG) Agent Comments

2 1 1

Price: \$477,000
Method: Private Sale
Date: 10/11/2025
Rooms: 4
Property Type: Townhouse (Res)

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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