

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

3/93 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$890,000 & \$979,000

Median sale price

Median price \$967,500 Property Type Townhouse Suburb Box Hill

Period - From 16/10/2024 to 15/10/2025 Source Property Data

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	1/136 Windsor Cr SURREY HILLS 3127	\$955,000	04/10/2025
2	4/17 Tara Av BLACKBURN 3130	\$940,000	09/08/2025
3	4/7 Court St BOX HILL 3128	\$980,000	07/08/2025

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: 16/10/2025 11:03

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Indicative Selling Price

\$890,000 - \$979,000

Median Townhouse Price

16/10/2024 - 15/10/2025: \$967,500



3 2 2

Property Type: Townhouse

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



1/136 Windsor Cr SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$955,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Unit



4/17 Tara Av BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$940,000

Method: Auction Sale

Date: 09/08/2025

Rooms: 7

Property Type: Unit

Land Size: 196 sqm approx



4/7 Court St BOX HILL 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$980,000

Method: Private Sale

Date: 07/08/2025

Property Type: Townhouse (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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