

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	104/95 Thames Street, Box Hill VIC 3128
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Indicative selling price

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

Range between	\$465,000 & \$490,000
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Median sale price

Median price	\$530,000	Property Type	2-Bed Units	Suburb	Box Hill
Period - From	31-May -2025	to	30-Apr-2026	Source	realestate.com.au

Comparable property sales

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	G04/95 Thames Street, Box Hill Vic 3128	\$490,000	03-Feb-2026
2	101/95 Thames Street, Box Hill Vic 3128	\$488,000	05-Jan-2026
3	702/712 Station Street, Box Hill Vic 3128	\$469,000	26-Mar-2026

This statement of information was prepared on 4-May-2026 at 2:37:07 PM AEST