

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

18 Barcelona Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,715,000

Property Type House

Suburb Box Hill

Period - From 01/01/2025

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	50 Mersey St BOX HILL NORTH 3129	\$1,680,000	14/02/2026
2	4 Barcelona St BOX HILL 3128	\$1,660,000	20/12/2025
3	20 Devon St BOX HILL SOUTH 3128	\$1,734,000	11/10/2025

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:

01/04/2026 14:59

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4 1 2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending December 2025: \$1,715,000

Comparable Properties



50 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 4

Price: \$1,680,000
Method: Private Sale
Date: 14/02/2026
Property Type: House
Land Size: 749 sqm approx



4 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,660,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 613 sqm approx



20 Devon St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,734,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 709 sqm approx