

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

3/4 CAMELIA 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 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

2/10 DONALD STREET BLACKBURN SOUTH VIC 3130	\$1,192,000	08-Nov-25
2/15 ASHLEY STREET BOX HILL NORTH VIC 3129	\$1,172,000	11-Oct-25
5/4 BARKLY STREET BOX HILL VIC 3128	\$1,190,000	06-Mar-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: 26 March 2026



2/10 DONALD STREET BLACKBURN SOUTH VIC 3130

4 2 2

Sold Price **\$1,192,000** Sold Date **08-Nov-25**

Distance **1.84km**



2/15 ASHLEY STREET BOX HILL NORTH VIC 3129

4 3 2

Sold Price **\$1,172,000** Sold Date **11-Oct-25**

Distance **0.62km**



5/4 BARKLY STREET BOX HILL VIC 3128

4 3 2

Sold Price ^{RS} **\$1,190,000** ^{UN} Sold Date **06-Mar-26**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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