

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

5/11 Bishop Street, Box Hill VIC 3128

Indicative selling price

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

Range between

\$295,000

&

\$320,000

Median sale price

Median price

\$500,500

Property Type

Unit

Suburb

Box Hill

Period - From

12/10/2025

to

11/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/21 Rose St, Box Hill Vic	\$301,150	21/11/2025
309/20 Queen St, Blackburn Vic	\$320,000	07/11/2025
22/53-59 Bishop St, Box Hill Vic	\$304,000	12/12/2025

This Statement of Information was prepared on:

13/04/2026

5/11 Bishop Street, Box Hill VIC 3128



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Property Type: Unit
Julian Badenach
0398941000
0414 609 665
jbadenach@woodards.com.au
Indicative Selling Price
\$295,000 - \$320,000
Median House Price
Year ending April 2026: \$500,500

Comparable Properties



4/21 Rose St, Box Hill Vic

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Price: \$301,150
Method: Private Sale
Date: 21/11/2025
Property Type: Unit
Land Size:



309/20 Queen St, Blackburn Vic

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Price: \$320,000
Method: Private Sale
Date: 07/11/2025
Property Type: Unit
Land Size:



22/53-59 Bishop St, Box Hill Vic

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Price: \$304,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit
Land Size:

Account - Woodards Blackburn | P: 9894 1000