

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

9/25-29 BROUGHAM 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,707,500

Property type

Commercial

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

10/28-36 JAMES STREET BOX HILL VIC 3128	\$710,000	13-Dec-25
2/2 BONA VISTA AVENUE SURREY HILLS VIC 3127	\$736,000	28-Nov-25
3/105 ALBION ROAD BOX HILL VIC 3128	\$750,000	25-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



10/28-36 JAMES STREET BOX HILL VIC 3128 Sold Price **\$710,000** Sold Date **13-Dec-25**
 2  1  1 Distance **0.31km**



2/2 BONA VISTA AVENUE SURREY HILLS VIC 3127 Sold Price **\$736,000** Sold Date **28-Nov-25**
 2  1  1 Distance **1.82km**



3/105 ALBION ROAD BOX HILL VIC 3128 Sold Price ^{RS} **\$750,000** Sold Date **25-Mar-26**
 2  1  1 Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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