

## 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

5/4 BARKLY STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2025

to

31 Jan 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

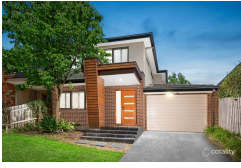
Date of sale

1/28 MONASH STREET BOX HILL SOUTH VIC 3128	\$1,170,000	29-Jan-26
2/10 DONALD STREET BLACKBURN SOUTH VIC 3130	\$1,192,000	08-Nov-25
3/21 BROUGHAM STREET BOX HILL VIC 3128	\$1,150,000	13-Sep-25

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: 11 February 2026



**1/28 MONASH STREET BOX HILL  
SOUTH VIC 3128**

 4  3  1

Sold Price

<sup>RS</sup> **\$1,170,000**

Sold Date

**29-Jan-26**

Distance

**1.2km**



**2/10 DONALD STREET  
BLACKBURN SOUTH VIC 3130**

 4  2  2

Sold Price

**\$1,192,000**

Sold Date

**08-Nov-25**

Distance

**1.21km**



**3/21 BROUGHAM STREET BOX HILL  
VIC 3128**

 4  2  2

Sold Price

**\$1,150,000**

Sold Date

**13-Sep-25**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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