

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

4/40 BARKLY 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

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2025

to

31 May 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

3/105 ALBION ROAD BOX HILL VIC 3128	\$750,000	23-Mar-26
2/25 WELLINGTON ROAD BOX HILL VIC 3128	\$810,000	31-Jan-26
3/29 WELLINGTON ROAD BOX HILL VIC 3128	\$759,000	07-Feb-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: 01 June 2026



3/105 ALBION ROAD BOX HILL VIC 3128 Sold Price **\$750,000** Sold Date **23-Mar-26**

2 1 1

Distance **0.36km**



2/25 WELLINGTON ROAD BOX HILL VIC 3128 Sold Price **\$810,000** Sold Date **31-Jan-26**

2 1 1

Distance **1.7km**



3/29 WELLINGTON ROAD BOX HILL VIC 3128 Sold Price **\$759,000** Sold Date **07-Feb-26**

2 1 1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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