

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

2/142-144 Thames Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$831,800

Property Type Townhouse

Suburb Box Hill

Period - From 15/07/2025

to

14/07/2026

Source

Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19/23-33 Cambridge St BOX HILL 3128	\$621,000	04/07/2026
2	4/20 Albion Rd BOX HILL 3128	\$675,000	02/07/2026
3	1/11 Paisley St BOX HILL NORTH 3129	\$665,000	28/03/2026

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 six months.~~

This Statement of Information was prepared on:

15/07/2026 09:53



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Townhouse Price
15/07/2025 - 14/07/2026: \$831,800

Comparable Properties



19/23-33 Cambridge St BOX HILL 3128 (REI)

Agent Comments



Price: \$621,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Townhouse (Res)



4/20 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 02/07/2026
Property Type: Townhouse (Single)



1/11 Paisley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

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