

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

306/8 BRUCE STREET, BOX HILL, VIC 3128

Indicative selling price

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

Single price

or range between

\$139,000

&

\$149,000

Median sale price

Median price

\$512,500

Property Type

Unit

Suburb

BOX HILL, VIC 3128

Period - From

04/26

to

07/26

Source

Cotality

Comparable property sales

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 |
|-----------------------------------------|-----------|--------------|
| 107/8 BRUCE STREET BOX HILL VIC 3128    | \$166,000 | 19/05/26     |
| 310/1 WELLINGTON ROAD BOX HILL VIC 3128 | \$130,000 | 15/04/26     |
| 308/1 WELLINGTON ROAD BOX HILL VIC 3128 | \$130,000 | 14/04/26     |

This Statement of Information was prepared on:

18/07/2026