

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

16/53-59 BISHOP 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

\$487,000

or range
between

&

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

17/53-59 BISHOP STREET BOX HILL VIC 3128	\$500,000	28-Jul-25
9/53-59 BISHOP STREET BOX HILL VIC 3128	\$499,900	25-Jun-25
8/53-59 BISHOP STREET BOX HILL VIC 3128	\$499,900	18-Jun-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: 18 February 2026

**17/53-59 BISHOP STREET BOX HILL VIC 3128**

2 1 1

Sold Price

\$500,000

Sold Date

28-Jul-25

Distance

0km**9/53-59 BISHOP STREET BOX HILL VIC 3128**

2 1 1

Sold Price

\$499,900

Sold Date

25-Jun-25

Distance

0km**8/53-59 BISHOP STREET BOX HILL VIC 3128**

2 1 1

Sold Price

Sold Date

18-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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