

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

1808/11 PROSPECT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 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

2101/11 PROSPECT STREET BOX HILL VIC 3128	\$650,000	18-Mar-25
2106/11 PROSPECT STREET BOX HILL VIC 3128	\$690,703	29-Nov-24
809/5-7 IRVING AVENUE BOX HILL VIC 3128	\$670,000	29-Apr-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: 06 March 2026


2101/11 PROSPECT STREET BOX HILL VIC 3128
 2  2  1

Sold Price

\$650,000

Sold Date

18-Mar-25

Distance

0km

2106/11 PROSPECT STREET BOX HILL VIC 3128
 2  2  1

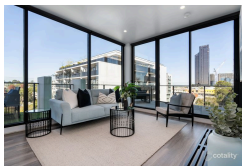
Sold Price

\$690,703

Sold Date

29-Nov-24

Distance

0km

809/5-7 IRVING AVENUE BOX HILL VIC 3128
 2  2  1

Sold Price

\$670,000

Sold Date

29-Apr-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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