

## 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

702/712 STATION STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### 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

406/15 IRVING AVENUE BOX HILL VIC 3128	450000	20-Nov-25
1619/850 WHITEHORSE ROAD BOX HILL VIC 3128	458000	20-Sep-25
2/7 GLENMORE STREET BOX HILL VIC 3128	482500	22-Nov-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: 20 February 2026

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**406/15 IRVING AVENUE BOX HILL VIC 3128** Sold Price **450000** Sold Date **20-Nov-25**  
 Distance **0.28km**  
 2 beds 1 bath 1 car



**1619/850 WHITEHORSE ROAD BOX HILL VIC 3128** Sold Price **458000** Sold Date **20-Sep-25**  
 Distance **0.54km**  
 2 beds 1 bath 1 car



**2/7 GLENMORE STREET BOX HILL VIC 3128** Sold Price **482500** Sold Date **22-Nov-25**  
 Distance **0.81km**  
 2 beds 1 bath 1 car

RS = Recent sale      UN = Undisclosed Sale

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