

## 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

202/17 POPLAR 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

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

509/19-21 POPLAR STREET BOX HILL VIC 3128	\$510,000	20-Jan-25
808/3 YOUNG STREET BOX HILL VIC 3128	\$547,000	09-May-25
1902/3 YOUNG STREET BOX HILL VIC 3128	\$545,000	19-May-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: 09 July 2025



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**509/19-21 POPLAR STREET BOX HILL VIC 3128**

2 2 1

Sold Price

**\$510,000**

Sold Date

**20-Jan-25**

Distance

**0.03km**



**808/3 YOUNG STREET BOX HILL VIC 3128**

2 2 -

Sold Price

**\$547,000**

Sold Date

**09-May-25**

Distance

**0.25km**



**1902/3 YOUNG STREET BOX HILL VIC 3128**

2 2 1

Sold Price

**\$545,000**

Sold Date

**19-May-25**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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