

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

3008/545 STATION 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 2025

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

| | | |
|--|-------------|-----------|
| 3505/545 STATION STREET BOX HILL VIC 3128 | \$1,088,888 | 01-Jun-25 |
| 2902/828 WHITEHORSE ROAD BOX HILL VIC 3128 | \$900,000 | 26-Apr-25 |
| 2810/828 WHITEHORSE ROAD BOX HILL VIC 3128 | \$870,911 | 07-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: 25 September 2025


3505/545 STATION STREET BOX HILL VIC 3128
 4  3  1

Sold Price

\$1,088,888

Sold Date

01-Jun-25

Distance

0km

2902/828 WHITEHORSE ROAD BOX HILL VIC 3128
 3  -  -

Sold Price

\$900,000

Sold Date

26-Apr-25

Distance

0.57km

2810/828 WHITEHORSE ROAD BOX HILL VIC 3128
 2  3  2

Sold Price

\$870,911

Sold Date

07-Apr-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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