

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

G04/746 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

\$499,000

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 Jan 2025

to

31 Dec 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

108/710 STATION STREET BOX HILL VIC 3128	\$520,000	19-Sep-25
408/15 IRVING AVENUE BOX HILL VIC 3128	\$485,000	17-Dec-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 January 2026



108/710 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$520,000

Sold Date

19-Sep-25

Distance

0.28km



408/15 IRVING AVENUE BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} **\$485,000**

Sold Date

17-Dec-25

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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