

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

1701/545 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2024

to

31 Jul 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

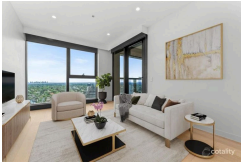
Date of sale

2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-Nov-24
1202/11 PROSPECT STREET BOX HILL VIC 3128	\$674,296	23-May-25
805/5-7 IRVING AVENUE BOX HILL VIC 3128	\$650,000	19-Feb-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: 07 August 2025



2704/545 STATION STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$640,500

Sold Date **02-Nov-24**

Distance

0km



1202/11 PROSPECT STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$674,296

Sold Date **23-May-25**

Distance

0.4km



805/5-7 IRVING AVENUE BOX HILL VIC 3128

 2  2  1

Sold Price

\$650,000

Sold Date **19-Feb-25**

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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