

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

2804/545 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

\$600,000

&

\$630,000

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

2309/545 STATION STREET BOX HILL VIC 3128	\$630,000	14-Aug-25
13/41 HARROW STREET BOX HILL VIC 3128	\$568,000	02-Jul-25
102/17 ARNOLD STREET BOX HILL VIC 3128	\$540,000	29-Aug-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: 15 September 2025

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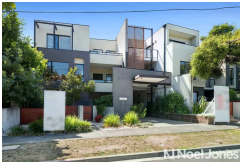
**2309/545 STATION STREET BOX HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$630,000**Sold Date **14-Aug-25**

Distance

0km**13/41 HARROW STREET BOX HILL VIC 3128**

2 2 1

Sold Price

\$568,000Sold Date **02-Jul-25**

Distance

0.38km**102/17 ARNOLD STREET BOX HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$540,000**Sold Date **29-Aug-25**

Distance

0.82km**RS** = Recent sale**UN** = Undisclosed Sale

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