

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

2403/11 PROSPECT 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

\$1,433,649

&

\$1,458,649

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2024

to

30 Apr 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

3502/545 STATION STREET BOX HILL VIC 3128	\$1,600,000	09-Sep-24
35/1045-1047 WHITEHORSE ROAD BOX HILL VIC 3128	\$1,750,000	01-Apr-22

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: 16 May 2025

Abby Loh

P 0390162606

M 0498249267

E abby.loh@gibsonland.com.au



**3502/545 STATION STREET BOX
HILL VIC 3128**

Sold Price

\$1,600,000

Sold Date

09-Sep-24



3



2



2

Distance

0.4km



**35/1045-1047 WHITEHORSE ROAD
BOX HILL VIC 3128**

Sold Price

\$1,750,000

Sold Date

01-Apr-22



4



2



2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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