

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

1101,1401/34-36 Prospect Street, Box Hill Vic 3128
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

 &

\$690,000

Median sale price

Median price

\$560,000

 Property Type

Unit

 Suburb

Box Hill

Period - From

01/04/2024

 to

31/03/2025

 Source

REIV

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 six 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
1	809/5-7 Irving Av BOX HILL 3128	\$670,000	29/04/2025
2	303/5-7 Irving Av BOX HILL 3128	\$648,000	22/04/2025
3	2101/11 Prospect St BOX HILL 3128	\$650,000	19/03/2025

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 six months.~~

This Statement of Information was prepared on:

30/05/2025 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
Year ending March 2025: \$560,000

Comparable Properties



809/5-7 Irving Av BOX HILL 3128 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment

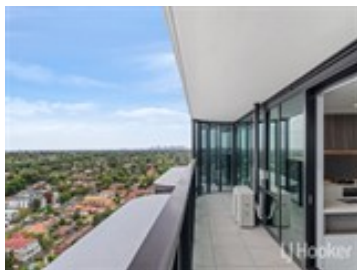


303/5-7 Irving Av BOX HILL 3128 (REI)

Agent Comments



Price: \$648,000
Method: Private Sale
Date: 22/04/2025
Property Type: Apartment



2101/11 Prospect St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment