

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

1008/545 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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2025

to

31 Jan 2026

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

21-23 IRVING AVENUE BOX HILL VIC 3128	\$810,000	16-Dec-25
2301/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$800,000	25-Aug-25
2807/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$890,000	09-Sep-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: 17 February 2026


**21-23 IRVING AVENUE BOX HILL
VIC 3128**
 3  2  2

Sold Price

\$810,000

Sold Date

16-Dec-25

Distance

0.49km

**2301/828 WHITEHORSE ROAD
BOX HILL VIC 3128**
 3  2  1

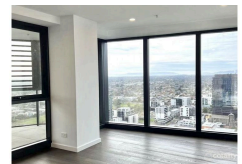
Sold Price

\$800,000

Sold Date

25-Aug-25

Distance

0.58km

**2807/828 WHITEHORSE ROAD
BOX HILL VIC 3128**
 3  2  2

Sold Price

\$890,000

Sold Date

09-Sep-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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