

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

2812/545 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

\$680,000

&

\$700,000

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

3406/545 STATION STREET BOX HILL VIC 3128	\$658,000	11-Oct-25
507/545 STATION STREET BOX HILL VIC 3128	\$680,000	24-Nov-16
PD02/5-7 IRVING AVENUE BOX HILL VIC 3128	\$664,000	18-Dec-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: 24 February 2026


**3406/545 STATION STREET BOX
HILL VIC 3128**
 2
  2
  1

Sold Price

\$658,000

Sold Date

11-Oct-25

Distance

0km

**507/545 STATION STREET BOX
HILL VIC 3128**
 2
  2
  1

Sold Price

\$680,000

Sold Date

24-Nov-16

Distance

0km

**PD02/5-7 IRVING AVENUE BOX
HILL VIC 3128**
 2
  2
  1

Sold Price

\$664,000

Sold Date

18-Dec-25

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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