

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

1211/3 Young Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2024 to 31/12/2024 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	2306/3 Young St BOX HILL 3128	\$608,000	17/12/2024
2	1107/828 Whitehorse Rd BOX HILL 3128	\$630,000	29/11/2024
3	2002/36 Prospect St BOX HILL 3128	\$610,000	29/09/2024

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:

09/02/2025 16:44



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Property Type: Apartment

Agent Comments

Council rate: Approx. \$1011 / Year **Body corp:** Approx. \$3850 / Year

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

December quarter 2024: \$640,000

Comparable Properties

2306/3 Young St BOX HILL 3128 (VG)

[Agent Comments](#)

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Price: \$608,000

Method: Sale

Date: 17/12/2024

Property Type: Subdivided Flat - Single OYO Flat

1107/828 Whitehorse Rd BOX HILL 3128 (VG)

[Agent Comments](#)

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Price: \$630,000

Method: Sale

Date: 29/11/2024

Property Type: Subdivided Flat - Single OYO Flat

2002/36 Prospect St BOX HILL 3128 (VG)

[Agent Comments](#)

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Price: \$610,000

Method: Sale

Date: 29/09/2024

Property Type: Strata Unit/Flat

Account - The One Real Estate (AU) | P: 03 7007 5707