

# 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

1/55 Bank Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$675,000

### Median sale price

Median price \$794,000

Property Type Townhouse

Suburb Box Hill

Period - From 25/01/2024

to 24/01/2025

Source Property Data

### 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	1/436 Station St BOX HILL 3128	\$755,000	21/12/2024
2	2/36 Bishop St BOX HILL 3128	\$750,000	14/12/2024
3	3/436 Station St BOX HILL 3128	\$705,000	08/11/2024

**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:

25/01/2025 08:28



 2   
  1   
  2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$675,000

**Median Townhouse Price**

25/01/2024 - 24/01/2025: \$794,000

## Comparable Properties



**1/436 Station St BOX HILL 3128 (REI)**

**Agent Comments**

 2   
  1   
  1

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 21/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 294 sqm approx



**2/36 Bishop St BOX HILL 3128 (REI)**

**Agent Comments**

 2   
  1   
  2

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 105 sqm approx



**3/436 Station St BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2   
  1   
  1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** Townhouse (Single)

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



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