

## 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

2009/545 STATION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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

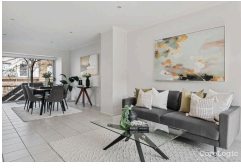
Date of sale

4/23-33 CAMBRIDGE STREET BOX HILL VIC 3128	\$630,000	02-Oct-24
1706/545 STATION STREET BOX HILL VIC 3128	\$610,000	12-Aug-24
1511/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	27-Jun-24

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: 31 October 2024



**4/23-33 CAMBRIDGE STREET BOX HILL VIC 3128**

 2  1  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **02-Oct-24**

Distance **0.22km**



**1706/545 STATION STREET BOX HILL VIC 3128**

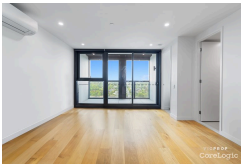
 2  2  1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **12-Aug-24**

Distance **0.23km**



**1511/3 YOUNG STREET BOX HILL VIC 3128**

 2  2  1

Sold Price

**\$620,000**

Sold Date **27-Jun-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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