

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

35/16 Poplar Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$120,000

Median sale price

Median price

\$557,900

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2024

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	404/1 Wellington Rd BOX HILL 3128	\$127,000	21/01/2025
2	27/5 Archibald St BOX HILL 3128	\$130,000	09/12/2024
3	36/5 Archibald St BOX HILL 3128	\$120,000	04/11/2024

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:

13/02/2025 17:41

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Indicative Selling Price
\$120,000

Median Unit Price

Year ending December 2024: \$557,900



1 1 0

Property Type: Apartment
Agent Comments

Comparable Properties



404/1 Wellington Rd BOX HILL 3128 (REI)

Agent Comments

1 1 -

Price: \$127,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment



27/5 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

1 1 -

Price: \$130,000
Method: Private Sale
Date: 09/12/2024
Property Type: Studio Apartment



36/5 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

1 1 -

Price: \$120,000
Method: Private Sale
Date: 04/11/2024
Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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