

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 307/771 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$841,000 Property Type Unit Suburb Box Hill North

Period - From 14/01/2024 to 13/01/2025 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	202/81 Thames St BOX HILL 3128	\$375,000	10/09/2024
2	604/17 Arnold St BOX HILL 3128	\$385,000	08/09/2024
3	3/12 Oxford St BOX HILL 3128	\$360,000	19/07/2024

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: 14/01/2025 15:56



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

14/01/2024 - 13/01/2025: \$841,000

Comparable Properties

202/81 Thames St BOX HILL 3128 (VG)

Agent Comments

 1
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Price: \$375,000

Method: Sale

Date: 10/09/2024

Property Type: Subdivided Flat - Single OYO Flat



604/17 Arnold St BOX HILL 3128 (REI/VG)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 08/09/2024

Property Type: Unit



3/12 Oxford St BOX HILL 3128 (REI/VG)

Agent Comments

 1
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  1

Price: \$360,000

Method: Private Sale

Date: 19/07/2024

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262