

## 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

1009/545 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

607/545 STATION STREET BOX HILL VIC 3128	\$670,000	30-Apr-23
1911/545 STATION STREET BOX HILL VIC 3128	\$639,000	18-Apr-23
1506/545 STATION STREET BOX HILL VIC 3128	\$625,000	02-Oct-23

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.~~

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607/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$670,000

Sold Date

30-Apr-23

Distance

0km



1911/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price

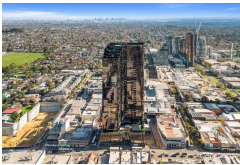
\$639,000

Sold Date

18-Apr-23

Distance

0km



1506/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$625,000

Sold Date

02-Oct-23

Distance

0km



2405/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price

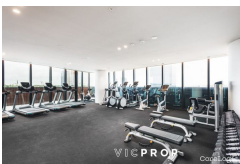
\$630,000

Sold Date

26-Jul-23

Distance

0km



1906/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price

<sup>RS</sup> \$635,000

Sold Date

06-Mar-24

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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