

# 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

6/779 Station Street, Box Hill North Vic 3129

### Indicative selling price

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

Range between \$500,000 & \$550,000

### Median sale price

Median price \$774,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2023 to 31/12/2023 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	5/355 Elgar Rd SURREY HILLS 3127	\$510,000	20/12/2023
2	3/19 Bishop St BOX HILL 3128	\$435,000	24/11/2023
3	7/96 Thames St BOX HILL NORTH 3129	\$430,000	23/11/2023

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:

06/03/2024 13:08



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2023: \$774,000

## Comparable Properties



**5/355 Elgar Rd SURREY HILLS 3127 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** Apartment



**3/19 Bishop St BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** Apartment



**7/96 Thames St BOX HILL NORTH 3129 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9842 8888