

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

509/710 STATION STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$398,000

&

\$436,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,700

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2024

to

31 Mar 2025

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

206/740 STATION STREET BOX HILL VIC 3128	440000	15-Mar-25
503/712 STATION STREET BOX HILL VIC 3128	435000	27-Mar-25

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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**206/740 STATION STREET BOX
HILL VIC 3128**

2 1 1

Sold Price

^{RS} **440000** Sold Date **15-Mar-25**

Distance **0.24km**



**503/712 STATION STREET BOX
HILL VIC 3128**

2 1 1

Sold Price

^{RS} **435000** Sold Date **27-Mar-25**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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