

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 404/19-21 Poplar Street, Box Hill Vic 3128

Indicative selling price

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

Single price \$438,800

Median sale price

Median price \$640,000

Property Type Unit

Suburb Box Hill

Period - From 01/10/2024

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	101/17 Poplar St BOX HILL 3128	\$430,000	20/01/2025
2	1409/850 Whitehorse Rd BOX HILL 3128	\$468,000	31/12/2024
3	707/19-21 Poplar St BOX HILL 3128	\$421,888	23/12/2024

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:

11/03/2025 09:03



2
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Property Type: Apartment Agent Comments

Built around 2019, The internal area is 62 sqm (approx.), with balcony area of 8.5 sqm (approx.).

Indicative Selling Price

\$438,800

Median Unit Price

December quarter 2024: \$640,000

Comparable Properties

101/17 Poplar St BOX HILL 3128 (VG)

Agent Comments

2
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Price: \$430,000

Method: Sale

Date: 20/01/2025

Property Type: Subdivided Flat - Single OYO Flat



1409/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 1

Price: \$468,000

Method: Private Sale

Date: 31/12/2024

Property Type: Apartment



707/19-21 Poplar St BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 1

Price: \$421,888

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707