Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	404/19-21 Poplar Street, Box Hill Vic 3128
Including suburb and	
postcode	

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	Pro	perty Type U	nit		Suburb	Box Hill
Period - From	01/10/2024	to	31/12/2024	Sc	ource	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

Auc	areas or comparable property	1 1100	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



Date of sale







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

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

Price: \$468,000 Method: Private Sale Date: 31/12/2024

Property Type: Apartment



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

Price: \$421,888





Method: Private Sale Date: 23/12/2024 Property Type: Apartment **Agent Comments**

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





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