

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

207/2 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$298,000

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	203/712-714 Station St BOX HILL 3128	\$325,000	07/09/2024
2	605/712 Station St BOX HILL 3128	\$328,000	08/08/2024
3	305/1 Watts St BOX HILL 3128	\$320,000	02/08/2024

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:

02/02/2025 10:48



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Property Type: Apartment

Agent Comments

OC fees approx. \$3972 PA. Council rate: \$602 PA. Built around 2015 & car stacker B2

Indicative Selling Price

\$298,000

Median Unit Price

December quarter 2024: \$640,000

Comparable Properties



203/712-714 Station St BOX HILL 3128 (REI)

[Agent Comments](#)

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Price: \$325,000

Method: Expression of Interest

Date: 07/09/2024

Property Type: Apartment



605/712 Station St BOX HILL 3128 (REI/VG)

[Agent Comments](#)

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Price: \$328,000

Method: Private Sale

Date: 08/08/2024

Property Type: Apartment



305/1 Watts St BOX HILL 3128 (REI/VG)

[Agent Comments](#)

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Price: \$320,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment

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