

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

7/15-17 SWEETLAND ROAD 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2024

to

28 Feb 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

9/8 VIA MEDIA BOX HILL VIC 3128	\$850,000	18-Oct-24
3/22 BASS STREET BOX HILL VIC 3128	\$850,000	10-Oct-24
1/27 BASS STREET BOX HILL VIC 3128	\$1,010,000	26-Oct-24

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.~~

This Statement of Information was prepared on: 20 March 2025



9/8 VIA MEDIA BOX HILL VIC 3128

Sold Price

\$850,000

Sold Date

18-Oct-24

 3

 1

 2

Distance

0.13km



3/22 BASS STREET BOX HILL VIC 3128

Sold Price

Sold Date

10-Oct-24

 3

 2

 1

Distance

1.16km



1/27 BASS STREET BOX HILL VIC 3128

Sold Price

\$1,010,000

Sold Date

26-Oct-24

 3

 1

 1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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