

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

2403/9 PROSPECT 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

\$1,423,650

&

\$1,458,650

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2024

to

31 Dec 2024

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

1908/545 STATION STREET BOX HILL VIC 3128	\$1,600,000	09-Sep-24
4/803 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$1,500,000	22-Sep-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: 31 January 2025



1908/545 STATION STREET BOX HILL VIC 3128

Sold Price ^{RS} **\$1,600,000** Sold Date **09-Sep-24**

3 2 2

Distance **0.42km**



4/803 WHITEHORSE ROAD MONT ALBERT VIC 3127

Sold Price ^{RS} **\$1,500,000** Sold Date **22-Sep-24**

3 2 2

Distance **0.69km**

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

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