

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

1/2 ARCADIA STREET BOX HILL SOUTH 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 May 2024

to

30 Apr 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

1/15-17 BASS STREET BOX HILL VIC 3128	\$640,000	30-Nov-24
6/39 BARKLY STREET BOX HILL VIC 3128	\$670,000	23-Nov-24
1/1 VERONA STREET BOX HILL SOUTH VIC 3128	\$655,000	14-Dec-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: 13 May 2025



1/15-17 BASS STREET BOX HILL VIC 3128 Sold Price **\$640,000** Sold Date **30-Nov-24**

2 1 1

Distance **0.42km**



6/39 BARKLY STREET BOX HILL VIC 3128 Sold Price **\$670,000** Sold Date **23-Nov-24**

2 1 1

Distance **0.66km**



1/1 VERONA STREET BOX HILL SOUTH VIC 3128 Sold Price **\$655,000** Sold Date **14-Dec-24**

2 1 1

Distance **1.03km**

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

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