

## 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 103/17 Arnold Street, Box Hill, VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$500,000

&

\$536,000

### Median sale price

Median price

\$500,500

Property Type

Apartment

Suburb

Box Hill (3128)

Period - From

01/12/2024

to

30/11/2025

Source

realestate.com.au

### Comparable property sales

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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
16/41 HARROW STREET, BOX HILL VIC 3128	\$560,000	03/11/2025
2004/850 WHITEHORSE ROAD, BOX HILL VIC 3128	\$570,000	17/11/2025
108/710 STATION STREET, BOX HILL VIC 3128	\$520,000	07/10/2025

This Statement of Information was prepared on: 02/12/2025

