

## 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

107/19 WELLINGTON ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 4/8 JOHN STREET BOX HILL VIC 3128      | \$370,000 | 08-Nov-24 |
| 204/15 IRVING AVENUE BOX HILL VIC 3128 | \$380,000 | 27-May-24 |
| 501/19 IRVING AVENUE BOX HILL VIC 3128 | \$495,000 | 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: 27 May 2025

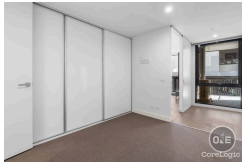


## 4/8 JOHN STREET BOX HILL VIC 3128

Sold Price **\$370,000** Sold Date **08-Nov-24**

1 1 1

Distance **0.97km**

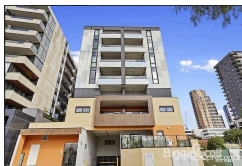


## 204/15 IRVING AVENUE BOX HILL VIC 3128

Sold Price **\$380,000** Sold Date **27-May-24**

1 1 1

Distance **0.39km**

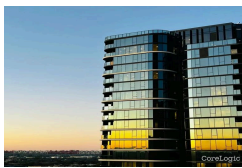


## 501/19 IRVING AVENUE BOX HILL VIC 3128

Sold Price **\$495,000** Sold Date **22-Sep-24**

1 1 1

Distance **0.36km**



## 1610/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price **\$526,476** Sold Date **19-Feb-24**

1 1 1

Distance **0.36km**

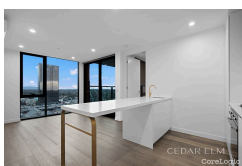


## 1809/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price **\$526,000** Sold Date **13-Nov-24**

1 1 1

Distance **0.36km**



## 2008/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price **\$530,000** Sold Date **03-May-24**

1 1 1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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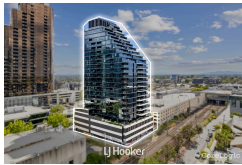
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## 2004/11 PROSPECT STREET BOX HILL VIC 3128

 1  1  1

Sold Price

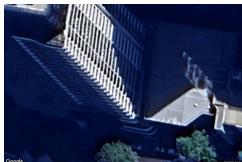
**\$508,959**

Sold Date

**07-Mar-24**

Distance

**0.36km**



## 2802/36 PROSPECT STREET BOX HILL VIC 3128

 1  1  1

Sold Price

**\$498,000**

Sold Date

**18-Jun-24**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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