

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

108/19-21 POPLAR 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

\$448,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

404/19-21 POPLAR STREET BOX HILL VIC 3128	\$432,800	24-Mar-25
609/19-21 POPLAR STREET BOX HILL VIC 3128	\$480,000	20-Jun-25
108/15 IRVING AVENUE BOX HILL VIC 3128	\$442,000	07-Jun-25

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: 24 July 2025


404/19-21 POPLAR STREET BOX HILL VIC 3128

 2
  1
  1

Sold Price

\$432,800

Sold Date

24-Mar-25

Distance

0km

609/19-21 POPLAR STREET BOX HILL VIC 3128

 2
  2
  1

Sold Price

\$480,000

Sold Date

20-Jun-25

Distance

0km

108/15 IRVING AVENUE BOX HILL VIC 3128

 2
  2
  1

Sold Price

\$442,000

Sold Date

07-Jun-25

Distance

0.44km

Council fees approx. \$920 PA
 Body corp fees approx. \$6070 PA
 Potential rent, approx \$670 PW
 Built around 2019

RS = Recent sale

UN = Undisclosed Sale

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