

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

109/17 ARNOLD 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 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

609/19-21 POPLAR STREET BOX HILL VIC 3128	\$480,000	20-Jun-25
1017/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$501,000	19-Jul-25
1202/3 YOUNG STREET BOX HILL VIC 3128	\$532,000	21-Aug-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: 05 September 2025


**609/19-21 POPLAR STREET BOX
HILL VIC 3128**

Sold Price

\$480,000

Sold Date

20-Jun-25
 2

 2

 1

Distance

0.05km

**1017/828 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price

\$501,000

Sold Date

19-Jul-25
 2

 2

 1

Distance

0.34km

**1202/3 YOUNG STREET BOX HILL
VIC 3128**

Sold Price

^{RS} **\$532,000** ^{UN}

Sold Date

21-Aug-25
 2

 2

 1

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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