

## 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

109/710 STATION STREET 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

\$398,000

&

\$436,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

509/710 STATION STREET BOX HILL VIC 3128	\$420,000	12-May-25
312/712 STATION STREET BOX HILL VIC 3128	\$430,000	10-Feb-25
104/710 STATION STREET BOX HILL VIC 3128	\$430,000	27-Jun-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: 05 June 2025



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**509/710 STATION STREET BOX  
HILL VIC 3128**

2 1 1

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**12-May-25**

Distance

**0km**



**312/712 STATION STREET BOX  
HILL VIC 3128**

2 1 1

Sold Price

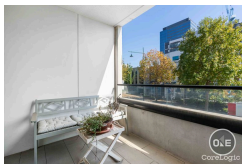
**\$430,000**

Sold Date

**10-Feb-25**

Distance

**0.03km**



**104/710 STATION STREET BOX  
HILL VIC 3128**

2 1 1

Sold Price

Sold Date

**27-Jun-24**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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