

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

1403/11 PROSPECT 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

\$611,238

&

\$634,238

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

501/11 PROSPECT STREET BOX HILL VIC 3128	\$632,492	10-Jan-24
503/11 PROSPECT STREET BOX HILL VIC 3128	\$576,314	29-Nov-24
1301/11 PROSPECT STREET BOX HILL VIC 3128	\$641,301	12-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: 2 June 2025



501/11 PROSPECT STREET BOX HILL VIC 3128

2 1 2

Sold Price **\$632,492** Sold Date **10-Jan-24**

Distance **0km**



503/11 PROSPECT STREET BOX HILL VIC 3128

2 1 1

Sold Price **\$576,314** Sold Date **29-Nov-24**

Distance **0km**

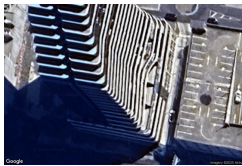


1301/11 PROSPECT STREET BOX HILL VIC 3128

2 2 1

Sold Price **\$641,301** Sold Date **12-Sep-24**

Distance **0km**



1402/11 PROSPECT STREET BOX HILL VIC 3128

2 2 -

Sold Price **\$655,790** Sold Date **19-Feb-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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