Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$590,000	&	\$649,000
J			

Median sale price

Median price	\$538,000	Pro	perty Type	Jnit		Suburb	Box Hill
Period - From	21/10/2024	to	20/10/2025	Sc	urce	Property	v Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2303/11 Prospect St BOX HILL 3128	\$620,000	18/09/2025
2	1408/845 Whitehorse Rd BOX HILL 3128	\$590,000	02/09/2025
3			

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 six months.

This Statement of Information was prepared on:	21/10/2025 09:45



Date of sale







Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$590,000 - \$649,000 **Median Unit Price** 21/10/2024 - 20/10/2025: \$538,000

Comparable Properties



2303/11 Prospect St BOX HILL 3128 (REI/VG)

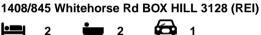
Price: \$620,000 Method: Private Sale Date: 18/09/2025 Property Type: Unit Land Size: 88 sqm approx





Agent Comments

2



Agent Comments

Price: \$590,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: Apartment

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 six months.

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