

## 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

16 HARROW 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

\$950,000

&

\$1,045,000

### 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

1/77 ALBION ROAD BOX HILL VIC 3128	\$1,005,000	03-Dec-24
3/421 MIDDLEBOROUGH ROAD BOX HILL VIC 3128	\$1,035,000	21-Dec-24
1/4 OVENS STREET BOX HILL NORTH VIC 3129	\$960,000	08-Mar-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: 20 May 2025



**1/77 ALBION ROAD BOX HILL VIC 3128**

Sold Price

**\$1,005,000**

Sold Date **03-Dec-24**

 3  2  1

Distance **0.62km**



**3/421 MIDDLEBOROUGH ROAD BOX HILL VIC 3128**

Sold Price

**\$1,035,000**

Sold Date **21-Dec-24**

 3  2  2

Distance **1.32km**



**1/4 OVENS STREET BOX HILL NORTH VIC 3129**

Sold Price

<sup>RS</sup> **\$960,000**

Sold Date **08-Mar-25**

 3  2  2

Distance **1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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