

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

17/325 STATION STREET BOX HILL SOUTH 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

\$1,495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Box Hill South

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

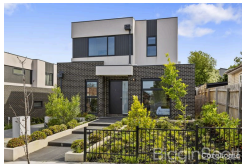
Date of sale

5/45 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$1,518,000	04-Feb-25
16A GIBSON STREET BOX HILL SOUTH VIC 3128	\$1,521,000	09-Mar-25
3/55 ANDREWS STREET BURWOOD VIC 3125	\$1,400,000	20-Feb-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: 16 June 2025



**5/45 BEGONIA STREET BOX HILL
SOUTH VIC 3128**

4 3 2

Sold Price **\$1,518,000** Sold Date **04-Feb-25**

Distance **0.7km**



**16A GIBSON STREET BOX HILL
SOUTH VIC 3128**

4 3 2

Sold Price **\$1,521,000** Sold Date **09-Mar-25**

Distance **0.57km**



**3/55 ANDREWS STREET
BURWOOD VIC 3125**

4 3 2

Sold Price **\$1,400,000** Sold Date **20-Feb-25**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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