

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

906/17 Arnold Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$463,600

Median sale price

Median price

\$539,000

Property type

Unit

Suburb

Box Hill

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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 six 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
704/06 Wellington Road, Box Hill, VIC 3128	\$388,000	07/10/2025
701/12 Nelson Road, Box Hill, VIC 3128	\$383,000	31/08/2025
811/850 Whitehorse Road, Box Hill, VIC 3128	\$390,000	01/07/2025

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: 11/11/2025

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

408/17 Arnold Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$644,100

Median sale price

Median price

\$539,000

Property type

Unit

Suburb

Box Hill

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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 six 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
2806/845 Whitehorse Road, Box Hill, VIC 3128	\$660,000	15/08/2025
904A/845 Whitehorse Road, Box Hill, VIC 3128	\$604,000	10/06/2025
806/12-14 Nelson Road, Box Hill, VIC 3128	\$608,000	09/10/2025

OR

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Property offered for sale

Address
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401/17 Arnold Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$919,600

Median sale price

Median price

\$539,000

Property type

Unit

Suburb

Box Hill

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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 six 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
2713/828 Whitehorse Rd, Box Hill, VIC 3128	\$910,000	08/08/2025
2301/828 Whitehorse Road, Box Hill, VIC 3128	\$800,000	25/08/2025
2901/36 Prospect St, Box Hill, VIC 3128	\$858,000	18/05/2025

OR

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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

1302/17 Arnold Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$1,176,100

Median sale price

Median price

\$539,000

Property type

Unit

Suburb

Box Hill

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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Address of comparable property	Price	Date of sale
2713/828 Whitehorse Rd, Box Hill, VIC 3128	\$910,000	08/08/2025
3211/545 Station Street, Box Hill, VIC 3128	\$1,300,000	23/09/2025
3505/545 Station Street, Box Hill, VIC 3128	\$1,088,888	01/06/2025

OR

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Statement of Information

Single residential property located in the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

1202/17 Arnold Street, Box Hill, Vic 3128

Indicative selling price

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

Single price \$1,290,100

Median sale price

Median price

\$539,000

Property type

Unit

Suburb

Box Hill

Period - From

01/11/2024

to

31/10/2025

Source



PropTrack

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Address of comparable property	Price	Date of sale
2713/828 Whitehorse Rd, Box Hill, VIC 3128	\$910,000	08/08/2025
3211/545 Station Street, Box Hill, VIC 3128	\$1,300,000	23/09/2025
3505/545 Station Street, Box Hill, VIC 3128	\$1,088,888	01/06/2025

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