

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

1704/36 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

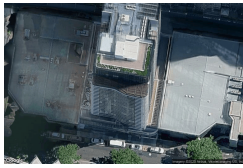
802/36 PROSPECT STREET BOX HILL VIC 3128	\$589,000	11-Jun-24
902/36 PROSPECT STREET BOX HILL VIC 3128	\$586,000	07-Jun-24
1507/36 PROSPECT STREET BOX HILL VIC 3128	\$572,000	30-Oct-24

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: 24 November 2025

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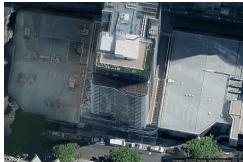


**802/36 PROSPECT STREET BOX
HILL VIC 3128**

 2  -  -

Sold Price **\$589,000** Sold Date **11-Jun-24**

Distance **0.01km**



**902/36 PROSPECT STREET BOX
HILL VIC 3128**

 2  -  -

Sold Price **\$586,000** Sold Date **07-Jun-24**

Distance **0.01km**



**1507/36 PROSPECT STREET BOX
HILL VIC 3128**

 2  -  -

Sold Price **\$572,000** Sold Date **30-Oct-24**

Distance **0.01km**

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

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