

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

1705/3 YOUNG 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

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2024

to

31 Aug 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

902/3 YOUNG STREET BOX HILL VIC 3128	\$530,000	08-Sep-25
1202/3 YOUNG STREET BOX HILL VIC 3128	\$532,000	21-Aug-25
2302/3 YOUNG STREET BOX HILL VIC 3128	\$550,000	24-Jul-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: 10 September 2025



902/3 YOUNG STREET BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} **\$530,000** ^{UN}

Sold Date **08-Sep-25**

Distance **0km**



1202/3 YOUNG STREET BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} **\$532,000** ^{UN}

Sold Date **21-Aug-25**

Distance **0km**



2302/3 YOUNG STREET BOX HILL VIC 3128

2 2 1

Sold Price

^{RS} **\$550,000**

Sold Date **24-Jul-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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