

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

1907/36 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

or range
between

\$601,000

&

\$621,000

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

1301/11 PROSPECT STREET BOX HILL VIC 3128	\$641,301	12-Sep-24
1402/11 PROSPECT STREET BOX HILL VIC 3128	\$655,790	19-Feb-25
803/11 PROSPECT STREET BOX HILL VIC 3128	\$587,096	24-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 May 2025

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1301/11 PROSPECT STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$641,301

Sold Date

12-Sep-24

Distance

0.2km



1402/11 PROSPECT STREET BOX HILL VIC 3128

2 2 -

Sold Price

\$655,790

Sold Date

19-Feb-25

Distance

0.2km



803/11 PROSPECT STREET BOX HILL VIC 3128

2 1 -

Sold Price

\$587,096

Sold Date

24-Feb-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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