

## 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

506/36 PROSPECT STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$555,000

&

\$606,000

### 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

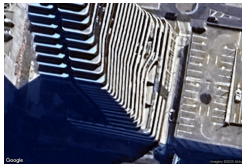
Date of sale

1402/11 PROSPECT STREET BOX HILL VIC 3128	\$655,790	19-Feb-25
2702/3 YOUNG STREET BOX HILL VIC 3128	\$655,000	16-Jan-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



**1402/11 PROSPECT STREET BOX HILL VIC 3128**

2 2 -

Sold Price

**\$655,790**

Sold Date

**19-Feb-25**

Distance

**0.2km**



**2702/3 YOUNG STREET BOX HILL VIC 3128**

2 2 1

Sold Price

**\$655,000**

Sold Date

**16-Jan-25**

Distance

**0.06km**



**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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