

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

2/51 WATTS 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2024

to

31 Jul 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

7/71 THAMES STREET BOX HILL VIC 3128	\$703,000	18-Sep-24
3/32 SEVERN STREET BOX HILL NORTH VIC 3129	\$728,000	27-Feb-25
2/22 THAMES STREET BOX HILL NORTH VIC 3129	\$771,000	21-Jun-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.~~

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7/71 THAMES STREET BOX HILL VIC 3128

2 2 1

Sold Price **\$703,000** Sold Date **18-Sep-24**

Distance **0.19km**



3/32 SEVERN STREET BOX HILL NORTH VIC 3129

2 1 1

Sold Price **\$728,000** Sold Date **27-Feb-25**

Distance **0.33km**



2/22 THAMES STREET BOX HILL NORTH VIC 3129

2 1 2

Sold Price ^{RS} **\$771,000** Sold Date **21-Jun-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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