

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

2009/545 STATION 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2024

to

28 Feb 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

2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-Nov-24
1302/11 PROSPECT STREET BOX HILL VIC 3128	\$606,956	29-Nov-24
3205/545 STATION STREET BOX HILL VIC 3128	\$612,500	13-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: 01 March 2025



2704/545 STATION STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$640,500

Sold Date **02-Nov-24**

Distance

0km



1302/11 PROSPECT STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$606,956

Sold Date **29-Nov-24**

Distance

0.4km



3205/545 STATION STREET BOX HILL VIC 3128

 2  2  1

Sold Price

\$612,500

Sold Date **13-Oct-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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