

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

2012/545 Station Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$655,000

&

\$695,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Box Hill

Period - From

06/05/2024

to

05/05/2025

Source

Property Data

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 six 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
1	2709/850 Whitehorse Rd BOX HILL 3128	\$670,000	19/02/2025
2	2103/828 Whitehorse Rd BOX HILL 3128	\$660,000	24/12/2024
3	2504/845 Whitehorse Rd BOX HILL 3128	\$700,000	22/11/2024

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 six months.~~

This Statement of Information was prepared on:

06/05/2025 18:40



2 2 1

Property Type: Apartment

Agent Comments

Car park B3, storage cage at the same level. Rent: \$750/week

Indicative Selling Price

\$655,000 - \$695,000

Median Unit Price

06/05/2024 - 05/05/2025: \$580,000

Comparable Properties



2709/850 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$670,000

Method: Private Sale

Date: 19/02/2025

Property Type: Apartment

2103/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$660,000

Method: Sale

Date: 24/12/2024

Property Type: Subdivided Flat - Single OYO Flat

2504/845 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 22/11/2024

Property Type: Strata Unit/Flat