

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

2302/3 Young Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$559,900 Property Type Unit Suburb Box Hill

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	2216/850 Whitehorse Rd BOX HILL 3128	\$570,000	05/07/2025
2	2412/828 Whitehorse Rd BOX HILL 3128	\$580,000	03/04/2025
3	706/36 Prospect St BOX HILL 3128	\$572,000	21/01/2025

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:

17/07/2025 18:30



 2
  2
  1

Property Type: Apartment

Agent Comments

Body corp fees approx. \$3900 per year, and council rates are approx.\$1100 per year.
Car space B2.

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending June 2025: \$559,900

Comparable Properties



2216/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

 2
  2
  1

Price: \$570,000

Method: Private Sale

Date: 05/07/2025

Property Type: Apartment

2412/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$580,000

Method: Sale

Date: 03/04/2025

Property Type: Subdivided Flat - Single OYO Flat

706/36 Prospect St BOX HILL 3128 (VG)

Agent Comments

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Price: \$572,000

Method: Sale

Date: 21/01/2025

Property Type: Strata Unit/Flat