

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

2303/11 Prospect Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Box Hill

Period - From 29/07/2024 to 28/07/2025 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	208/661 Whitehorse Rd MONT ALBERT 3127	\$700,000	07/05/2025
2	809/5-7 Irving Av BOX HILL 3128	\$670,000	29/04/2025
3	303/5-7 Irving Av BOX HILL 3128	\$648,000	22/04/2025

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:

29/07/2025 11:37

2303/11 Prospect Street, Box Hill Vic 3128



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
29/07/2024 - 28/07/2025: \$550,000

Comparable Properties



208/661 Whitehorse Rd MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$700,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit



809/5-7 Irving Av BOX HILL 3128 (REI) Agent Comments



Price: \$670,000
Method: Private Sale
Date: 29/04/2025
Property Type: Apartment



303/5-7 Irving Av BOX HILL 3128 (REI) Agent Comments



Price: \$648,000
Method: Private Sale
Date: 22/04/2025
Property Type: Apartment

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