

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

2309/545 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

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

2112/545 STATION STREET BOX HILL VIC 3128	\$657,000	09-Oct-24
2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-Nov-24
1412/545 STATION STREET BOX HILL VIC 3128	\$640,000	16-Jan-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.~~

This Statement of Information was prepared on: 21 March 2025



**2112/545 STATION STREET BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$657,000

Sold Date **09-Oct-24**

Distance

0km



**2704/545 STATION STREET BOX
HILL VIC 3128**

 2  2  1

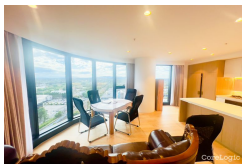
Sold Price

\$640,500

Sold Date **02-Nov-24**

Distance

0km



**1412/545 STATION STREET BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$640,000

Sold Date **16-Jan-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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