

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

2502/36 PROSPECT 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

\$766,000

&

\$788,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2024

to

30 Apr 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

2704/3 YOUNG STREET BOX HILL VIC 3128	\$710,000	04-Dec-24
1003/17 ARNOLD STREET BOX HILL VIC 3128	\$780,000	22-Feb-24
7/71 THAMES STREET BOX HILL VIC 3128	\$703,000	18-Sep-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.~~

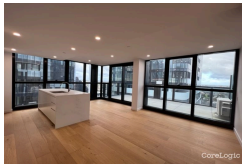
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2704/3 YOUNG STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$710,000

Sold Date **04-Dec-24**

Distance

0.06km



1003/17 ARNOLD STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$780,000

Sold Date **22-Feb-24**

Distance

0.39km



7/71 THAMES STREET BOX HILL VIC 3128

2 2 1

Sold Price

\$703,000

Sold Date **18-Sep-24**

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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