

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

2611/545 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$650,000

&

\$715,000

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	809/5-7 Irving Av BOX HILL 3128	\$670,000	29/04/2025
2	2101/11 Prospect St BOX HILL 3128	\$650,000	19/03/2025
3	2008/36 Prospect St BOX HILL 3128	\$711,000	14/02/2025

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 17:06



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending June 2025: \$559,900

Comparable Properties



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

Agent Comments

 2  2  1

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



2101/11 Prospect St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$650,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

2008/36 Prospect St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$711,000
Method: Sale
Date: 14/02/2025
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9803 0400