

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

2805/3 YOUNG 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

\$598,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

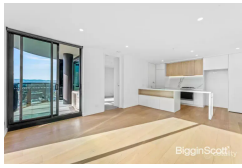
Date of sale

2303/11 PROSPECT STREET BOX HILL VIC 3128	\$620,000	18-Sep-25
2309/545 STATION STREET BOX HILL VIC 3128	\$630,000	14-Aug-25
804/5-7 IRVING AVENUE BOX HILL VIC 3128	\$618,000	16-Jul-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: 17 November 2025



2303/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price

\$620,000

Sold Date

18-Sep-25

2

2

1

Distance

0.23km



2309/545 STATION STREET BOX HILL VIC 3128

Sold Price

\$630,000

Sold Date

14-Aug-25

2

2

1

Distance

0.63km



804/5-7 IRVING AVENUE BOX HILL VIC 3128

Sold Price

\$618,000

Sold Date

16-Jul-25

2

2

1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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