

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

2308/3 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2025

to

31 Jul 2026

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

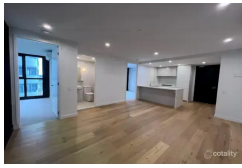
Date of sale

1805/3 YOUNG STREET BOX HILL VIC 3128	\$640,000	29-Jan-26
1606/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	15-May-25
2410/3 YOUNG STREET BOX HILL VIC 3128	\$560,000	26-Mar-26

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: 05 August 2026



**1805/3 YOUNG STREET BOX HILL
VIC 3128**

 2  2  1

Sold Price

\$640,000

Sold Date

29-Jan-26

Distance

0km



**1606/3 YOUNG STREET BOX HILL
VIC 3128**

 2  2  1

Sold Price

\$620,000

Sold Date

15-May-25

Distance

0km



**2410/3 YOUNG STREET BOX HILL
VIC 3128**

 2  2  1

Sold Price

\$560,000

Sold Date

26-Mar-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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