

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

304/19-21 POPLAR 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 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

609/19-21 POPLAR STREET BOX HILL VIC 3128	\$480,000	20-Jun-25
302/8 WELLINGTON ROAD BOX HILL VIC 3128	\$515,000	02-Jul-25
808/3 YOUNG STREET BOX HILL VIC 3128	\$547,000	09-May-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 July 2025

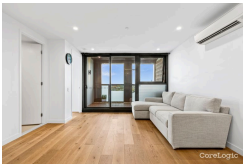
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609/19-21 POPLAR STREET BOX HILL VIC 3128
Sold Price \$480,000 Sold Date 20-Jun-25
Distance 0km
2 2 1



302/8 WELLINGTON ROAD BOX HILL VIC 3128
Sold Price ^{RS}\$515,000 Sold Date 02-Jul-25
Distance 0.18km
2 2 1



808/3 YOUNG STREET BOX HILL VIC 3128
Sold Price \$547,000 Sold Date 09-May-25
Distance 0.29km
2 2 1

RS = Recent sale UN = Undisclosed Sale

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