

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

34/16 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

\$123,000

&

\$128,000

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

315/6 JOHN STREET BOX HILL VIC 3128	\$140,500	21-Mar-25
12/16 POPLAR STREET BOX HILL VIC 3128	\$130,000	05-May-25
506/490 ELGAR ROAD BOX HILL VIC 3128	\$125,000	01-Apr-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: 16 May 2025



315/6 JOHN STREET BOX HILL VIC 3128

Sold Price

\$140,500

Sold Date

21-Mar-25

 1

 1

 -

Distance

1.06km



12/16 POPLAR STREET BOX HILL VIC 3128

Sold Price

^{RS} **\$130,000**

Sold Date

05-May-25

 1

 1

 -

Distance

0km



506/490 ELGAR ROAD BOX HILL VIC 3128

Sold Price

^{RS} **\$125,000**

Sold Date

01-Apr-25

 1

 1

 -

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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