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

Period-from

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range \$123,000		\$128,000				
n sale price									
house or unit as applicable)									
Median Price	\$598,400	Property type	Unit	Suburb	Box Hill				

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

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



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consumer.vic.gov.au



*\$\$125,000 Sold Date 01-Apr-25

Distance

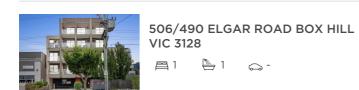
0.24km

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315/6 JOHN STREET BOX HILL VIC 3128 ☐ 1	Sold Price	\$140,500	Sold Date	21-Mar-25 1.06km
12/16 POPLAR STREET BOX HILL VIC 3128 ☐ 1	Sold Price	^{RS} \$130,000	Sold Date Distance	05-May-25 Okm

Sold Price



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