

## 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

34-36 PROSPECT STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2023

to

30 Sep 2024

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

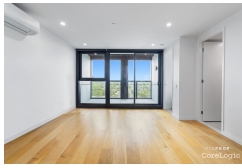
|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1511/3 YOUNG STREET BOX HILL VIC 3128      | \$620,000 | 27-Jun-24 |
| 1516/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$588,000 | 03-Sep-24 |
| 2314/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$598,000 | 10-May-24 |

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: 28 October 2024

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**1511/3 YOUNG STREET BOX HILL  
VIC 3128**

Sold Price

**\$620,000**

Sold Date

**27-Jun-24**

 2

 2

 1

Distance

**0.05km**



**1516/850 WHITEHORSE ROAD BOX  
HILL VIC 3128**

Sold Price

<sup>RS</sup> **\$588,000**

Sold Date

**03-Sep-24**

 2

 2

 1

Distance

**0.16km**



**2314/850 WHITEHORSE ROAD  
BOX HILL VIC 3128**

Sold Price

**\$598,000**

Sold Date

**10-May-24**

 2

 2

 2

Distance

**0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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