

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

4/15-21 Harrow Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$430,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Box Hill

Period - From

07/05/2024

to

06/05/2025

Source

Property Data

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 six 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
1	207/15-21 Harrow St BOX HILL 3128	\$413,000	17/04/2025
2	213/15-21 Harrow St BOX HILL 3128	\$412,000	02/04/2025
3	315/15-21 Harrow St BOX HILL 3128	\$412,000	29/11/2024

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 six months.~~

This Statement of Information was prepared on:

07/05/2025 18:01



2 2 1

Property Type: Apartment

Agent Comments

Year Built: 2010 Internal size: 60 sqm Council Rate:\$765 per year
OC fee: Approx. \$3,000 per year
Potential Rental Return: \$550 per week

Indicative Selling Price
\$430,000

Median Unit Price

07/05/2024 - 06/05/2025: \$555,000

Comparable Properties



207/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$413,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment



213/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$412,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment



315/15-21 Harrow St BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$412,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment