Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pr	oper	ty o	ffered	l for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$7	'80,000	&	\$850,000

Median sale price

Median price	\$534,500	Pro	perty Type	Jnit		Suburb	Box Hill
Period - From	05/09/2024	to	04/09/2025	9	Source	Property	/ Data

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

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

Add	dress of comparable property	Price	Date of sale
1	2/425 Middleborough Rd BOX HILL 3128	\$755,000	16/08/2025
2	2/40 Barkly St BOX HILL 3128	\$750,800	10/01/2025
3	1/17 Lithgow Av BLACKBURN 3130	\$852,000	23/11/2024

OR

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:	05/09/2025 11:43









Property Type: Unit **Land Size:** 203 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$850,000 Median Unit Price 05/09/2024 - 04/09/2025: \$534,500

Comparable Properties

2/425 Middleborough Rd BOX HILL 3128 (REI)

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Agent Comments

Price: \$755,000 **Method:**

Date: 16/08/2025 Property Type: House

2/40 Barkly St BOX HILL 3128 (REI/VG)



Agent Comments

Price: \$750,800 Method: Private Sale Date: 10/01/2025 Property Type: Unit



1/17 Lithgow Av BLACKBURN 3130 (REI/VG)

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Price: \$852,000 Method: Auction Sale Date: 23/11/2024 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 9874 3355





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