

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

403/11 PROSPECT 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

\$570,411

&

\$595,411

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Other

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

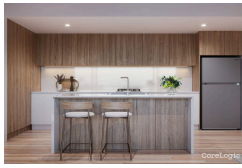
Date of sale

803/11 PROSPECT STREET BOX HILL VIC 3128	\$587,096	24-Feb-25
503/11 PROSPECT STREET BOX HILL VIC 3128	\$576,314	29-Nov-24
603/11 PROSPECT STREET BOX HILL VIC 3128	\$607,254	12-Nov-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: 16 May 2025



803/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price **\$587,096** Sold Date **24-Feb-25**

2 1 -

Distance **0km**

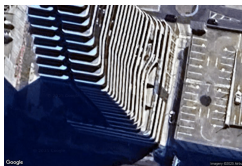


503/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price **\$576,314** Sold Date **29-Nov-24**

2 1 1

Distance **0km**



603/11 PROSPECT STREET BOX HILL VIC 3128

Sold Price **\$607,254** Sold Date **12-Nov-24**

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Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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