

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

5/34 ROSE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

6/13 OXFORD STREET BOX HILL VIC 3128	\$495,000	24-May-25
14/7 JOHN STREET BOX HILL VIC 3128	\$540,000	07-Feb-25
604/1 WATTS STREET BOX HILL VIC 3128	\$470,000	15-Jan-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: 03 June 2025



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**6/13 OXFORD STREET BOX HILL
VIC 3128**

2 1 1

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **24-May-25**

Distance **0.71km**



**14/7 JOHN STREET BOX HILL VIC
3128**

2 1 1

Sold Price **\$540,000** Sold Date **07-Feb-25**

Distance **0.4km**



**604/1 WATTS STREET BOX HILL
VIC 3128**

2 1 1

Sold Price **\$470,000** Sold Date **15-Jan-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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