

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

505/1 Archibald Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$420,000

&

\$445,000

Median sale price

Median price \$557,900

Property Type Unit

Suburb Box Hill

Period - From 01/01/2024

to 31/12/2024

Source REIV

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	312/712 Station St BOX HILL 3128	\$430,000	10/02/2025
2	807/712 Station St BOX HILL 3128	\$430,000	09/01/2025
3	707/19-21 Poplar St BOX HILL 3128	\$421,888	23/12/2024

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:

24/03/2025 13:10

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Indicative Selling Price

\$420,000 - \$445,000

Median Unit Price

Year ending December 2024: \$557,900



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



312/712 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment



807/712 Station St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 09/01/2025

Property Type: Apartment



707/19-21 Poplar St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$421,888

Method: Private Sale

Date: 23/12/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802