

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

6/24-26 HOWARD 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2024

to

28 Feb 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

2/416 ELGAR ROAD BOX HILL VIC 3128	\$1,250,000	13-Jan-25
7/1093 WHITEHORSE ROAD BOX HILL VIC 3128	\$1,135,000	04-Mar-25
3/421 MIDDLEBOROUGH ROAD BOX HILL VIC 3128	\$1,035,000	21-Dec-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: 18 March 2025

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2/416 ELGAR ROAD BOX HILL VIC 3128

 3  2  2

Sold Price

\$1,250,000

Sold Date

13-Jan-25

Distance

0.55km



7/1093 WHITEHORSE ROAD BOX HILL VIC 3128

 3  2  2

Sold Price

^{RS} **\$1,135,000** ^{UN}

Sold Date

04-Mar-25

Distance

1.17km



3/421 MIDDLEBOROUGH ROAD BOX HILL VIC 3128

 3  2  2

Sold Price

\$1,035,000

Sold Date

21-Dec-24

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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