

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

7/3 HAY STREET BOX HILL SOUTH 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

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,500

Property type

Unit

Suburb

Box Hill South

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

209/3 THIELE COURT BLACKBURN VIC 3130	\$622,000	28-May-25
2309/545 STATION STREET BOX HILL VIC 3128	\$630,000	14-Aug-25
2101/11 PROSPECT STREET BOX HILL VIC 3128	\$650,000	18-Mar-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: 29 August 2025



209/3 THIELE COURT BLACKBURN VIC 3130 Sold Price **\$622,000** Sold Date **28-May-25**

 2  2  1

Distance **1.33km**



2309/545 STATION STREET BOX HILL VIC 3128 Sold Price ^{RS} **\$630,000** Sold Date **14-Aug-25**

 2  2  1

Distance **1.35km**



2101/11 PROSPECT STREET BOX HILL VIC 3128 Sold Price **\$650,000** Sold Date **18-Mar-25**

 2  2  1

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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