

## 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

701/12 NELSON ROAD BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

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

2/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

\$420,000

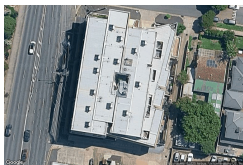
18-Feb-25

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.

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**2/300 MIDDLEBOROUGH ROAD  
BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$420,000** Sold Date **18-Feb-25**

Distance **2.11km**

RS = Recent sale      UN = Undisclosed Sale

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