

## 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

801/1 ARCHIBALD STREET BOX HILL VIC 3128

### Indicative selling price

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

Single Price

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 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

212/1 ARCHIBALD STREET BOX HILL VIC 3128	\$470,000	22-Aug-23
506/1 ARCHIBALD STREET BOX HILL VIC 3128	\$472,000	20-Oct-23

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: 22 February 2025



### 212/1 ARCHIBALD STREET BOX HILL VIC 3128

 2  2  -

Sold Price

**\$470,000**

Sold Date

**22-Aug-23**

Distance

**0km**


### 506/1 ARCHIBALD STREET BOX HILL VIC 3128

 2  2  1

Sold Price

**\$472,000**

Sold Date

**20-Oct-23**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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