

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

811/3 YOUNG 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

\$540,000

&

\$590,000

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

808/3 YOUNG STREET BOX HILL VIC 3128	\$547,000	09-May-25
1218/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	09-Apr-25
3/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$575,000	09-Apr-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: 30 June 2025



808/3 YOUNG STREET BOX HILL VIC 3128

Sold Price

\$547,000

Sold Date **09-May-25**

2 2 -

Distance

0km



1218/850 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

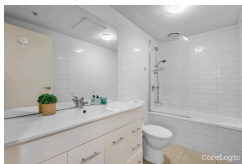
\$550,000

Sold Date **09-Apr-25**

2 2 1

Distance

0.16km



3/7-9 ARCHIBALD STREET BOX HILL VIC 3128

Sold Price

\$575,000

Sold Date **09-Apr-25**

2 2 1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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