

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

904/11 PROSPECT 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

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

107/619 CANTERBURY ROAD SURREY HILLS VIC 3127	\$475,000	27-May-25
1321/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$340,000	04-Jul-25
102/710 STATION STREET BOX HILL VIC 3128	\$340,000	07-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: 04 August 2025



**107/619 CANTERBURY ROAD
SURREY HILLS VIC 3127**

1 1 1

Sold Price

\$475,000

Sold Date **27-May-25**

Distance

1.99km



**1321/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

1 1 -

Sold Price

^{RS} **\$340,000**

Sold Date **04-Jul-25**

Distance

0.11km



**102/710 STATION STREET BOX
HILL VIC 3128**

1 1 1

Sold Price

\$340,000

Sold Date **07-Mar-25**

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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