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

415/33 Harrow Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$620,000		&		\$680,000				
Median sale price									
Median price	\$572,000	Pro	operty Type	Unit			Suburb	Box Hill	
Period - From	25/06/2024	to	24/06/2025		So	urce	Property	y Data	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	901/3 Young St BOX HILL 3128	\$621,000	04/04/2025
2	1302/545 Station St BOX HILL 3128	\$650,000	28/02/2025
3			

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 six months.

This Statement of Information was prepared on:

25/06/2025 11:38



415/33 Harrow Street, Box Hill Vic 3128



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Property Type: Apartment Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price 25/06/2024 - 24/06/2025: \$572,000

Comparable Properties

901/3 Young St BOX HILL 3128 (REI/VG) 3 2 2 1 Price: \$621,000 Method: Private Sale Date: 04/04/2025 Property Type: Apartment	Agent Comments
1302/545 Station St BOX HILL 3128 (REI/VG) 1 1 Price: \$650,000 Method: Private Sale Date: 28/02/2025 Property Type: Apartment	Agent Comments

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 six months.

Account - Jellis Craig | P: 03 88498088



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