

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

16/41 HARROW 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 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

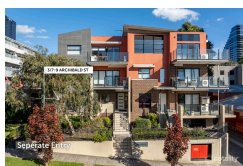
3/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$575,000	09-Apr-25
13/41 HARROW STREET BOX HILL VIC 3128	\$568,000	02-Jul-25
1509/545 STATION STREET BOX HILL VIC 3128	\$582,000	14-Mar-25

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: 21 July 2025

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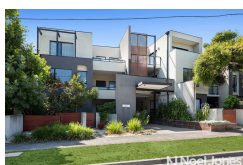


3/7-9 ARCHIBALD STREET BOX HILL VIC 3128

2 2 1

Sold Price **\$575,000** Sold Date **09-Apr-25**

Distance **0.72km**



13/41 HARROW STREET BOX HILL VIC 3128

2 2 1

Sold Price ^{RS} **\$568,000** Sold Date **02-Jul-25**

Distance **0km**



1509/545 STATION STREET BOX HILL VIC 3128

2 2 1

Sold Price **\$582,000** Sold Date **14-Mar-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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