

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

407/1 Archibald Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000

&

\$330,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Box Hill

Period - From 18/07/2024

to

17/07/2025

Source

Property 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 six 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 |
|---|----------------------------------------|-----------|--------------|
| 1 | 102/710 Station St BOX HILL 3128 | \$340,000 | 26/03/2025 |
| 2 | 307/771 Station St BOX HILL NORTH 3129 | \$362,000 | 24/03/2025 |
| 3 | 10/14-16 James St BOX HILL 3128 | \$310,000 | 13/03/2025 |

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:

18/07/2025 15:16

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

18/07/2024 - 17/07/2025: \$550,000

Comparable Properties

**102/710 Station St BOX HILL 3128 (REI/VG)**

Agent Comments

**Price:** \$340,000**Method:** Private Sale**Date:** 26/03/2025**Property Type:** Unit**307/771 Station St BOX HILL NORTH 3129 (REI)**

Agent Comments

**Price:** \$362,000**Method:** Private Sale**Date:** 24/03/2025**Property Type:** Apartment**10/14-16 James St BOX HILL 3128 (REI)**

Agent Comments

**Price:** \$310,000**Method:** Private Sale**Date:** 13/03/2025**Property Type:** Apartment

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