

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

1802/545 STATION 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

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

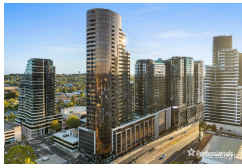
Date of sale

| | | |
|--|-----------|-----------|
| 1402/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$510,000 | 19-May-25 |
| 321/1 SERGEANT STREET BLACKBURN VIC 3130 | \$510,000 | 13-Feb-25 |
| 1115/545 STATION STREET BOX HILL VIC 3128 | \$500,000 | 01-May-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: 02 July 2025



**1402/850 WHITEHORSE ROAD
BOX HILL VIC 3128**

2 2 1

Sold Price

^{RS}

\$510,000

Sold Date

19-May-25

Distance

0.48km



**321/1 SERGEANT STREET
BLACKBURN VIC 3130**

2 2 1

Sold Price

\$510,000

Sold Date

13-Feb-25

Distance

1.74km



**1115/545 STATION STREET BOX
HILL VIC 3128**

2 2 -

Sold Price

^{RS}

\$500,000

^{UN}

Sold Date

01-May-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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