

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 between \$595,000

&

\$650,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Box Hill

Period - From 28/07/2024

to

27/07/2025

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	9 Avon St BOX HILL NORTH 3129	\$615,000	09/05/2025
2	901/3 Young St BOX HILL 3128	\$621,000	04/04/2025
3	1302/545 Station St BOX HILL 3128	\$650,000	28/02/2025

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:

28/07/2025 15:32



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

28/07/2024 - 27/07/2025: \$550,000

Comparable Properties



9 Avon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$615,000

Method: Private Sale

Date: 09/05/2025

Property Type: Apartment



901/3 Young St BOX HILL 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$621,000

Method: Private Sale

Date: 04/04/2025

Property Type: Apartment



1302/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

3 2 1

Price: \$650,000

Method: Private Sale

Date: 28/02/2025

Property Type: Apartment