

# 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

1403/9-11 Prospect Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$600,000

### Median sale price

Median price

\$559,900

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2024

to

30/06/2025

Source

REIV

### 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	1202/11 Prospect St BOX HILL 3128	\$674,296	23/05/2025
2	807/11 Prospect St BOX HILL 3128	\$593,550	08/05/2025
3	2101/11 Prospect St BOX HILL 3128	\$650,000	19/03/2025

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:

14/07/2025 16:36