

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

1108/545 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 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

3/71 SEVERN STREET BOX HILL NORTH VIC 3129	\$858,000	30-Jan-25
4/2B DERWENT STREET BOX HILL NORTH VIC 3129	\$848,000	26-Oct-24
2/71 SEVERN STREET BOX HILL NORTH VIC 3129	\$838,000	07-Nov-24

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: 30 June 2025

**3/71 SEVERN STREET BOX HILL
NORTH VIC 3129**

3 2 2

Sold Price

\$858,000

Sold Date

30-Jan-25

Distance

0.82km**4/2B DERWENT STREET BOX HILL
NORTH VIC 3129**

3 2 2

Sold Price

\$848,000

Sold Date

26-Oct-24

Distance

1.61km**2/71 SEVERN STREET BOX HILL
NORTH VIC 3129**

3 2 2

Sold Price

\$838,000

Sold Date

07-Nov-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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