

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

2607/3 YOUNG 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

\$560,000

&

\$580,000

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

305/629 CANTERBURY ROAD SURREY HILLS VIC 3127	\$580,000	15-Oct-24
3/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$575,000	09-Apr-25
506/11 PROSPECT STREET BOX HILL VIC 3128	\$569,716	23-Dec-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: 07 July 2025



**305/629 CANTERBURY ROAD
SURREY HILLS VIC 3127**

2 2 1

Sold Price **\$580,000** Sold Date **15-Oct-24**

Distance **1.86km**



**3/7-9 ARCHIBALD STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$575,000** Sold Date **09-Apr-25**

Distance **0.39km**



**506/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$569,716** Sold Date **23-Dec-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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