

# 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

11/25 Ashted Road, 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)

Range between \$370,000 & \$400,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb Box Hill

Period - From 04/07/2023 to 03/07/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

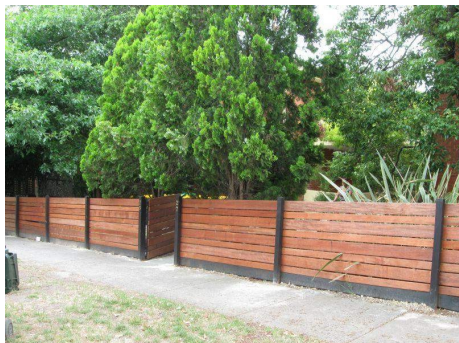
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	203/761 Station St BOX HILL NORTH 3129	\$400,000	06/05/2024
2	19/56-60 Bishop St BOX HILL 3128	\$385,000	29/02/2024
3	7/5 James St BOX HILL 3128	\$382,000	06/03/2024

**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: 04/07/2024 12:54



2   1  

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$370,000 - \$400,000

**Median Unit Price**

04/07/2023 - 03/07/2024: \$555,000

## Comparable Properties

**203/761 Station St BOX HILL NORTH 3129 (VG)** Agent Comments

2   -   -

**Price:** \$400,000

**Method:** Sale

**Date:** 06/05/2024

**Property Type:** Subdivided Flat - Single OYO Flat



**19/56-60 Bishop St BOX HILL 3128 (REI)**

Agent Comments

2   1   1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Apartment



**7/5 James St BOX HILL 3128 (VG)**

Agent Comments

2   -   -

**Price:** \$382,000

**Method:** Sale

**Date:** 06/03/2024

**Property Type:** Strata Unit/Flat

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017