

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

111/33 HARROW 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

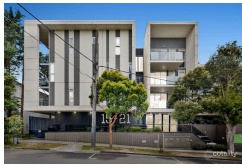
221/15-21 HARROW STREET BOX HILL VIC 3128	\$459,000	21-Jan-26
1318/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$465,000	26-Dec-25
809/710 STATION STREET BOX HILL VIC 3128	\$480,000	23-Jan-26

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.~~

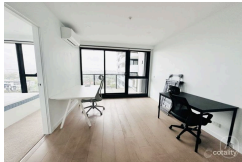
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221/15-21 HARROW STREET BOX HILL VIC 3128 Sold Price **\$459,000** Sold Date **21-Jan-26**
 Distance **0.1km**

2 2 1



1318/828 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price **\$465,000** Sold Date **26-Dec-25**
 Distance **0.88km**

2 2 1



809/710 STATION STREET BOX HILL VIC 3128 Sold Price **\$480,000** Sold Date **23-Jan-26**
 Distance **0.49km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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