

# 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

1302/545 Station 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)

Range between

\$835,000

&

\$880,000

### Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2024

to

31/03/2024

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	1503/545 Station St BOX HILL 3128	\$870,000	05/02/2024
2	510/11 Prospect St BOX HILL 3128	\$848,888	20/03/2024
3			

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:

26/04/2024 16:22



 3  2  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$835,000 - \$880,000

**Median Unit Price**

March quarter 2024: \$460,000

## Comparable Properties

1503/545 Station St BOX HILL 3128 (VG)

Agent Comments

 3  -  -

**Price:** \$870,000

**Method:** Sale

**Date:** 05/02/2024

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



510/11 Prospect St BOX HILL 3128 (REI)

Agent Comments

 3  2  1

**Price:** \$848,888

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** Apartment

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.

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