

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

2601/36 PROSPECT 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2025

to

31 Aug 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

2108/3 YOUNG STREET BOX HILL VIC 3128	\$900,000	27-Jul-26
2810/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$868,000	17-Aug-26
1509/2 BRUCE STREET BOX HILL VIC 3128	\$869,120	25-May-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.~~

This Statement of Information was prepared on: 18 September 2026


**2108/3 YOUNG STREET BOX HILL
VIC 3128**

Sold Price

^{RS}
\$900,000

Sold Date

27-Jul-26


Distance

0.05km

**2810/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

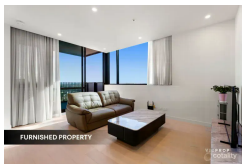
Sold Price

^{RS}
\$868,000

Sold Date

17-Aug-26


Distance

0.06km

**1509/2 BRUCE STREET BOX HILL
VIC 3128**

Sold Price

\$869,120

Sold Date

25-May-26


Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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