

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

3 Station Walk, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2026

to

31/03/2026

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	4/11 Paisley St BOX HILL NORTH 3129	\$740,000	07/02/2026
2	1108/545 Station St BOX HILL 3128	\$753,888	12/01/2026
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:

01/07/2026 15:12

Dallas Taylor
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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2026: \$515,000

Comparable Properties



4/11 Paisley St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$740,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)



1108/545 Station St BOX HILL 3128 (VG)

Agent Comments

3 - -

Price: \$753,888

Method: Sale

Date: 12/01/2026

Property Type: Subdivided Flat - Single OYO Flat

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.

Account - Jellis Craig | P: 03 8841 4888