

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

306/712-714 Station Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$457,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2026 to 30/06/2026 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	508/710 Station St BOX HILL 3128	\$335,000	06/05/2026
2	302/740 Station St BOX HILL 3128	\$339,000	03/04/2026
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:

04/09/2026 12:06



Property Type:
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
June quarter 2026: \$457,000

Comparable Properties



508/710 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 06/05/2026
Property Type: Subdivided Flat - Single OYO Flat

302/740 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$339,000
Method: Sale
Date: 03/04/2026
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.