

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

401/19-21 POPLAR 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2025

to

31 Mar 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

1512/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	29-Mar-26
G04/95 THAMES STREET BOX HILL VIC 3128	\$490,000	28-Jan-26
1705/3 YOUNG STREET BOX HILL VIC 3128	\$515,000	20-Feb-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: 08 April 2026



1512/850 WHITEHORSE ROAD BOX HILL VIC 3128

2 1 -

^{RS} **\$460,000** Sold Date **29-Mar-26**

Distance **0.35km**



G04/95 THAMES STREET BOX HILL VIC 3128

2 1 1

\$490,000 Sold Date **28-Jan-26**

Distance **0.4km**



1705/3 YOUNG STREET BOX HILL VIC 3128

2 2 1

^{RS} **\$515,000** Sold Date **20-Feb-26**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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