

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

904/36 Prospect Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$560,000

&

\$600,000

Median sale price

Median price

\$524,000

Property Type

Unit

Suburb

Box Hill

Period - From

02/09/2025

to

01/09/2026

Source

Property Data

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	1802/36 Prospect St BOX HILL 3128	\$600,000	26/06/2026
2	2102/36 Prospect St BOX HILL 3128	\$619,000	30/03/2026
3	2401/36 Prospect St BOX HILL 3128	\$650,000	13/03/2026

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:

02/09/2026 14:48



 2  

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median Unit Price
02/09/2025 - 01/09/2026: \$524,000

Comparable Properties

1802/36 Prospect St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$600,000
Method: Sale
Date: 26/06/2026
Property Type: Strata Unit/Flat

2102/36 Prospect St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$619,000
Method: Sale
Date: 30/03/2026
Property Type: Strata Unit/Flat

2401/36 Prospect St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$650,000
Method: Sale
Date: 13/03/2026
Property Type: Strata Unit/Flat