

# 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 G5/710 Station Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/07/2023 to 30/09/2023 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	505/9 Ellingworth Pde BOX HILL 3128	\$505,000	08/10/2023
2	310/33 Harrow St BOX HILL 3128	\$478,000	07/09/2023
3	501/710 Station St BOX HILL 3128	\$445,000	24/07/2023

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: 19/10/2023 14:14



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$450,000 - \$490,000  
**Median Unit Price**  
September quarter 2023: \$479,500

## Comparable Properties



**505/9 Ellingworth Pde BOX HILL 3128 (REI)** [Agent Comments](#)



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 08/10/2023  
**Property Type:** Apartment



**310/33 Harrow St BOX HILL 3128 (REI)** [Agent Comments](#)



**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** Apartment



**501/710 Station St BOX HILL 3128 (REI)** [Agent Comments](#)



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 24/07/2023  
**Property Type:** Apartment