

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

109/710 STATION 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

\$398,000

&

\$436,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,400

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

509/710 STATION STREET BOX HILL VIC 3128	\$420,000	12-May-25
312/712 STATION STREET BOX HILL VIC 3128	\$430,000	10-Feb-25
104/710 STATION STREET BOX HILL VIC 3128	\$430,000	27-Jun-24

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: 05 June 2025



kappa pugalandran
P 0424743812
M 0424743812
E kappa.pugalandran@little.com.au



**509/710 STATION STREET BOX
HILL VIC 3128**

2 1 1

Sold Price

^{RS} **\$420,000** Sold Date **12-May-25**

Distance **0km**



**312/712 STATION STREET BOX
HILL VIC 3128**

2 1 1

Sold Price

\$430,000 Sold Date **10-Feb-25**

Distance **0.03km**



**104/710 STATION STREET BOX
HILL VIC 3128**

2 1 1

Sold Price

Sold Date **27-Jun-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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