

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

108/710 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2024

to

30 Jun 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

3/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$575,000	09-Apr-25
1609/545 STATION STREET BOX HILL VIC 3128	\$550,000	20-Dec-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.

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**3/7-9 ARCHIBALD STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$575,000** Sold Date **09-Apr-25**

Distance **0.3km**



**1609/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$550,000** Sold Date **20-Dec-24**

Distance **0.34km**

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

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