

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

\$520,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2024

to

31 Jul 2025

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

| | | |
|--|-----------|-----------|
| 2009/545 STATION STREET BOX HILL VIC 3128 | \$582,000 | 16-May-25 |
| 306/999 WHITEHORSE ROAD BOX HILL VIC 3128 | \$560,000 | 18-Aug-25 |
| 1218/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$550,000 | 09-Apr-25 |

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: 26 August 2025



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**2009/545 STATION STREET BOX
HILL VIC 3128**

Sold Price **\$582,000** Sold Date **16-May-25**

2 2 1

Distance **0.34km**



**306/999 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price ^{RS} **\$560,000** Sold Date **18-Aug-25**

2 2 1

Distance **0.13km**



**1218/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price **\$550,000** Sold Date **09-Apr-25**

2 2 1

Distance **0.53km**

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

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